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sales & lettings



Greenleas

Hove

£650,000



Conveniently situated in a popular residential location close to the wide range of amenities on Hangleton Road, this spacious and beautifully presented home offers well-balanced accommodation ideal for modern living, with excellent commuter links. A light-filled hallway leads into the thoughtfully arranged ground-floor living space, designed to create a natural flow between rooms while still maintaining a sense of privacy. The contemporary kitchen opens into the dining area, where large patio doors provide direct access to the rear patio and garden. The dining space flows seamlessly through to the living room, which can also be accessed from the hallway. Two double bedrooms and a well-appointed family bathroom complete the ground floor.

Upstairs, there are two further bedrooms, including a generous principal bedroom featuring fitted wardrobes and a built-in dressing table. A large window in the main bedroom, set within the dormer extension, fills the room with natural light and enjoys lovely views overlooking Greenleas Park. The principal bedroom also benefits from an en-suite shower room. The second upstairs bedroom is also a good size and includes built-in wardrobes.



The property offers excellent storage throughout, including built-in cupboards, useful eaves storage, and a separate utility room behind the garage. This versatile space is currently arranged as a utility/office, with several plug sockets, a radiator, and built-in desk and storage. It was previously used as a home office, making it ideal for anyone needing flexible work-from-home space. To the front, a long driveway provides off-road parking for multiple vehicles and is complemented by a large, well-maintained garden that creates an attractive and welcoming approach.



The rear garden features a patio area ideal for outdoor dining, alongside a lawned section of artificial grass offering a low-maintenance and family-friendly space. Beautifully presented and carefully decorated throughout, this property provides a stylish, comfortable, and practical home in a highly sought-after residential setting.

#### **The Local Area**

Tucked away in a peaceful residential setting north of Old Shoreham Road and close to the open spaces of Greenleas Recreation Ground, Greenleas is ideally positioned for families and commuters travelling to Brighton, Worthing and further afield. The nearby amenities of Hangleton Road and Boundary Road provide a varied selection of shops, bars and cafés, while Sainsbury's superstore and the Holmbush Shopping Centre offer further retail options. Portslade railway station is under a mile away, providing convenient mainline services, and regular bus routes operate into central Brighton and Hove. Just a short walk from two fantastic parks, Greenleas and St Helen's Green, offering everything from outdoor fitness classes and football games to children's playgrounds, the property is also close to the South Downs, while the nearby A270 provides easy access to all that Brighton and Hove have to offer.

A good range of local schools are also within easy reach, including Hove Park School and Sixth Form Centre, Goldstone Primary School, Hangleton Primary School, Benfield Primary School, Aldrington C of E Primary School, Hove Junior School, Deepdene School and Nursery, and Little Lambs Kindergarten.

#### **Further Information**

Greenleas is not in a controlled parking zone, and this property is in Council Tax Band C, currently charged at £2,182.92 for 2025/26. EPC rating – TBC. Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website. Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by. This information has been provided by the seller. Please obtain verification via your legal representative.











Ground Floor

Total Area: 121.8 m<sup>2</sup> ... 1311 ft<sup>2</sup> (Including Utility/Storage & Garage)

Total Floor Area: 109.6 m<sup>2</sup>... 1179 ft<sup>2</sup>(Excluding Utility/Storage & Garage)

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.