



Poplar Avenue

Hove

£700,000



Well-positioned in family-friendly Hangleton, a spacious FIVE BEDROOM SEMI-DETACHED HOUSE with a beautiful rear GARDEN and FULLY-POWERED SUMMERHOUSE, a DRIVEWAY & GARAGE.

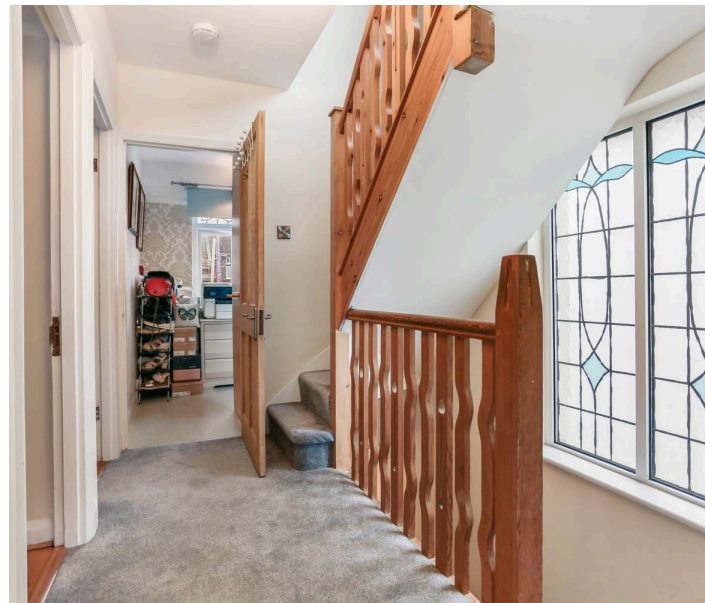
Set back from the road, this beautifully presented home offers an impressive open-plan living space across the ground floor.

Thoughtfully designed, the room provides clearly defined lounge, dining and kitchen areas, enhanced by a large bowed bay window to the front and bi-fold doors to the rear, creating a wonderfully bright and airy atmosphere throughout.

Arranged across the first and second floors are five well-proportioned bedrooms, several of which benefit from useful built-in storage. A family bathroom on the first floor and a shower room on the second floor comfortably serve the accommodation, while additional storage can be found within the eaves.

The rear garden is beautifully maintained, featuring a generous lawn and an attractive terrace ideal for outdoor entertaining. A fully powered garden room adds further versatility, perfectly suited for use as a home office, gym, studio or additional reception space.

To the front of the property, a driveway provides off-road parking for multiple vehicles and leads to an attached garage.





### **In the Local Area**

Poplar Avenue is a popular residential area having the A27 nearby for commuter links, while regular bus services run to both Brighton and Hove city centres. Portslade mainline train station is approximately just over a mile away with direct routes to London and Gatwick.

Leafy St Helen's Park is close to hand, and the green open spaces of the South Downs and its various golf clubs are only a short walk away.

Nearby, the historic Hangleton Manor (Brighton's second most listed building) is an idyllic spot for refreshments, Sunday lunch or afternoon tea.

Local schools include Hangleton Infant and Junior schools, West Blatchington Primary and Nursery School, Hove Park School and Blatchington Mill School and Sixth Form College.

### **Further Information**

This property is not located within a controlled parking zone. The council tax band is D, which is currently charged at £2,579.44 for 2026/27.

EPC rating - E

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.













Total Area: 169.7 m<sup>2</sup> ... 1827 ft<sup>2</sup> (Including garage & summer house)

Total Floor Area: 137.2 m<sup>2</sup>... 1477 ft<sup>2</sup> (Excluding garage & summer house)

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.