

**Jack Taggart & Co**  
RESIDENTIAL SALES

**POYNINGS DRIVE, BN3 8GR**  
**GUIDE PRICE £450,000**

# POYNINGS DRIVE, BN3 8GR

\*\*GUIDE PRICE £450,000-£500,000\*\*

Nestled in a sought-after Hangleton neighbourhood, Jack Taggart & Co are delighted to present this 3-bedroom house which offers the perfect blend of comfort, style, and convenience.

With a beautifully modern family bathroom, a south-west-facing garden, and ample storage space throughout, this property is ready to be your dream home.

The heart of this home is the modern family kitchen boasting integrated appliances, making your daily routine a breeze. Storage won't be an issue in this home, with numerous closets and storage spaces thoughtfully placed throughout, as well as storage sheds outside. There's room for all your belongings, ensuring a clutter-free living experience.

The south-west-facing garden is your private oasis, a sun-soaked retreat for leisure and entertainment. Whether you're enjoying a morning coffee or hosting a summer BBQ, this outdoor space will be a favourite spot for all seasons.

With a driveway for multiple vehicles, parking is a breeze. No more searching for on-street spaces; you'll have your own dedicated spot right at your doorstep.

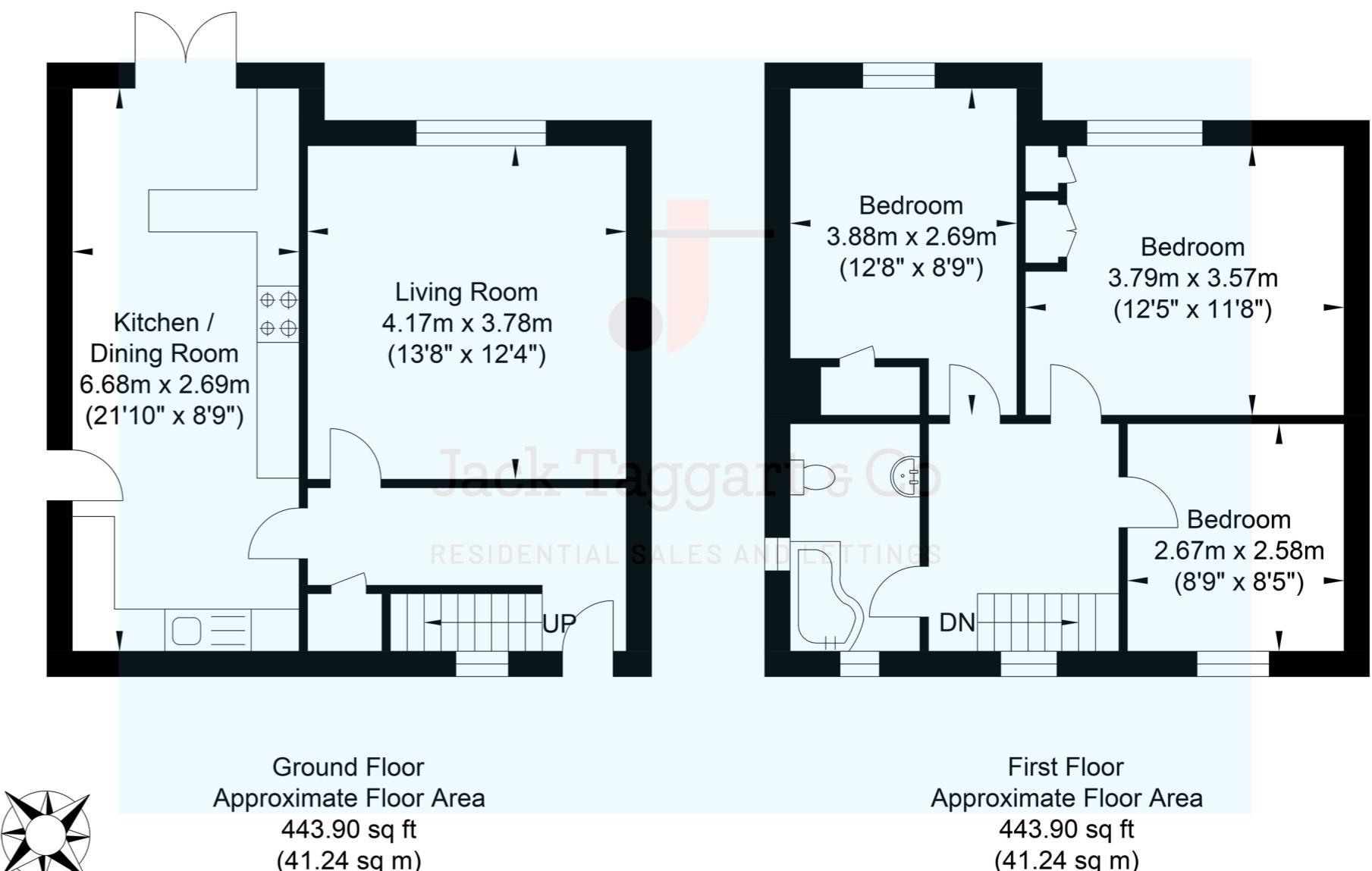
Upstairs boasts 3 good sized double bedrooms, the first bedroom is a great size with built in storage and feels big and airy with a stream of natural light. The next bedroom is also a brilliant size with built-in wardrobes. The final bedroom is the smallest out of them all, perfect for a study/ office however does fit a double bed if needed for guest. This floor offers comfort and privacy for the whole family.

This property is ideally situated near the iconic South Downs, Devil's Dyke, Hove Park and Hove Rec providing an abundance of outdoor activities. There are schools, parks, and local amenities, offering a convenient lifestyle for families and professionals alike.

Explore the local area and discover the charm of the neighbourhood.

Call today to arrange a viewing!

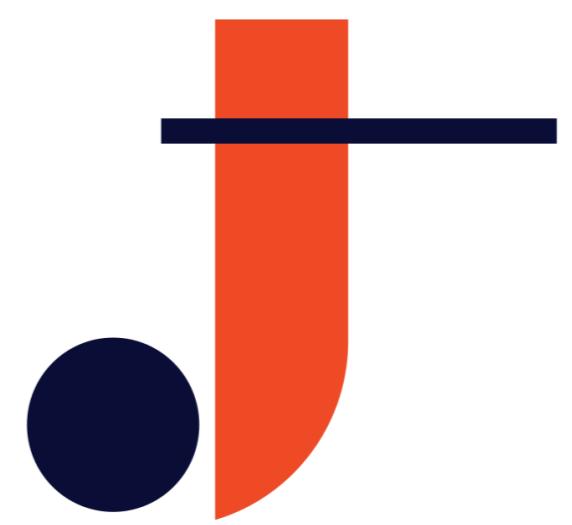
## Poynings Drive



Ground Floor  
Approximate Floor Area  
443.90 sq ft  
(41.24 sq m)

First Floor  
Approximate Floor Area  
443.90 sq ft  
(41.24 sq m)

Approximate Gross Internal Area = 82.48 sq m / 887.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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