



# 116 St. Leonards Avenue

Hove, BN3 4QN

**Guide price £240,000**

Guide Price £240,000 to £250,000.....A beautifully presented first floor one bedroom apartment boasting a private West facing garden and having its own street entrance. Situated just off Hove seafront and within a short walk of local shops and a main line train station.

With Hove Beach and Lagoon on your doorstep, and Portslade's Commuter Station on your just a few minutes away on foot, this one-bedroom flat sits in a prime position. It is formed from the first floor of an Edwardian terraced house.

Entering the property through its own private street entrance you are met with a staircase which takes you to the first floor, at the front of the property is the bay fronted living area which has space for a dining table and a beautiful feature fireplace.

Next, you will find the master bedroom which is a good size double with space for a kingsize bed. The modern kitchen is located at the rear of the property and has an integrated appliances, space for a washing machine and plenty of useful storage cupboards.

Off the kitchen is the recently fitted family bathroom which has a bath with shower over, W/C and wash hand basin finished with a white tile creating a clean and modern feeling.

There is loft access of the landing providing great storage space and potential to convert subject to planning. The west facing garden is neatly paved & decked with plant boards and provides a fantastic space to entertain in the summer months.



- Garden flat
- Private Street Entrance
- Loft Access
- Modern Bathroom
- Good Size Lounge With Bay Window
- Share Of Freehold
- First Floor
- Private West Facing Garden
- Kitchen Breakfast Room
- Split Level

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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