St. Leonards Avenue
Hove, BN3 4QL

FOSTER & CO.

St. Leonards Avenue

Hove, BN3 4QH

Guide price £275,000

A beautifully presented first floor two bedroom apartment boasting a private patio 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.
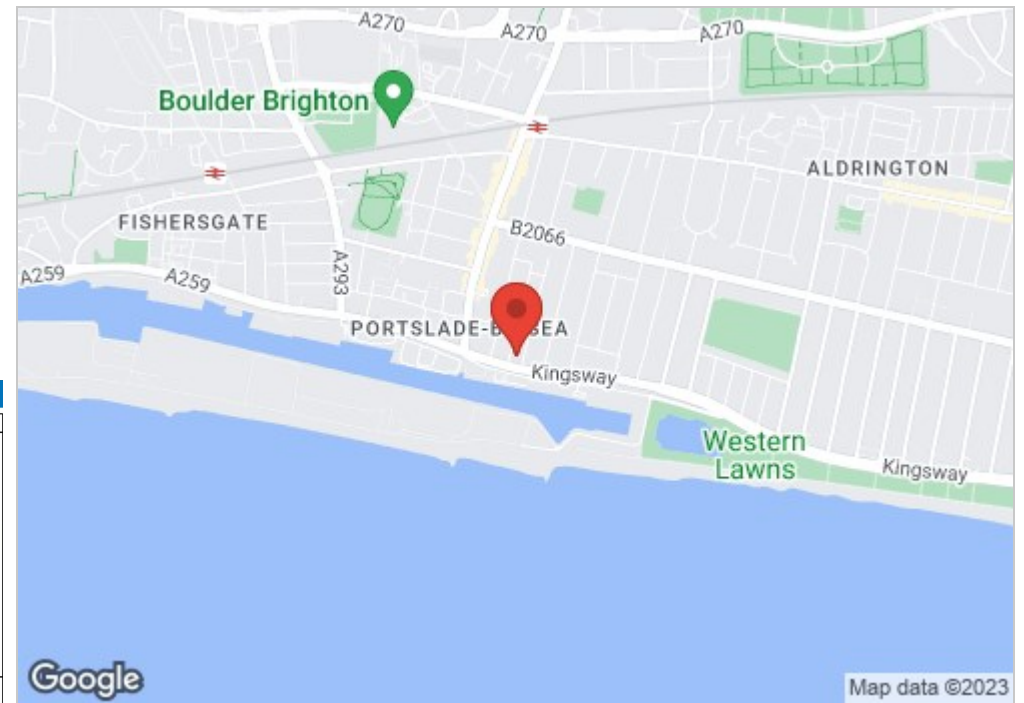
With Hove Beach and Lagoon on your doorstep, and Portslade's Commuter Station just a few minutes away on foot; this two-bedroom flat sits in a prime position. It is formed from the first floor of a terraced house.

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

Next, you will find the master bedroom which is a good size double with space for a king-size bed, bed two faces the front of the property. The fitted kitchen dining room is located at the rear of the property and has integrated appliances, space for a washing machine and plenty of useful storage cupboards, from the kitchen there are stairs that lead down to your private patio garden.

Off the landing is a 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.
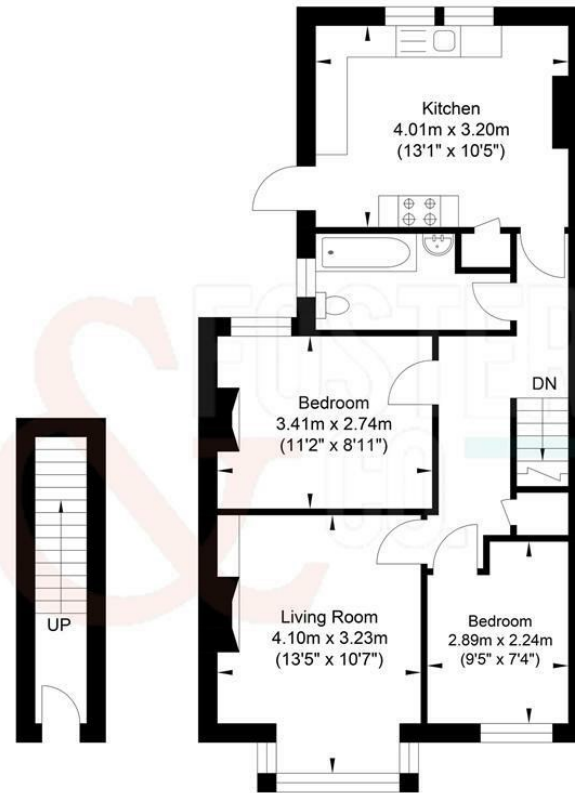
There is loft access off of the landing providing great storage space. The patio garden is neatly paved and provides a fantastic space to entertain in the summer months.

- Guide Price £275,000- £300,000
- Good Size Kitchen Dining Room
- Loft Space
- Short Walk To The Hove Lagoon
- Short Walk To Local Shops & Restaurants

- First Floor 2 Bedroom Apartment
- Lounge With Partial Sea Views
- White Suite Bathroom
- Close To Portsalde Train Station
- Chain Free

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

St Leonard's Avenue

Kitchen
4.01m x 3.20m
(13'1" x 10'5")

Bedroom
3.41m x 2.74m
(11'2" x 8'11")

DN

UP

Living Room
4.10m x 3.23m
(13'5" x 10'7")

Bedroom
2.89m x 2.24m
(9'5" x 7'4")

N

Ground Floor
Approximate Floor Area
40.14 sq ft
(3.73 sq m)

First Floor
Approximate Floor Area
598.15 sq ft
(55.57 sq m)

Approximate Gross Internal Area = 59.30 sq m / 638.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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