

# St. Leonards Avenue

## Hove

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## St. Leonards Avenue Hove



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Guide Price £275,000 - £300,000

This beautifully presented two-bedroom period conversion seamlessly blends classic charm with contemporary comfort. The home boasts a spacious kitchen-diner, thoughtfully designed for both practicality and social gatherings, while the bright and inviting reception room exudes warmth and character. An elegant bay window floods the space with natural light, complementing the attractive fireplace, which serves as a striking focal point.

The modern, well-appointed kitchen is positioned at the rear of the property, offering delightful garden views. A set of stairs leads directly from the kitchen to a secluded private garden—a serene retreat perfect for outdoor dining, relaxation, or soaking up the sunshine.

Ideally situated just moments from Hove Basin and the picturesque Lagoon, this exceptional home provides enviable access to the seafront and scenic coastal walks. Portslade Station is conveniently nearby, ensuring excellent transport links, while the vibrant hubs of Central Hove and Brighton are within easy reach. Offering both convenience and an idyllic coastal lifestyle, this charming residence is an outstanding opportunity for those seeking a home with character, comfort, and prime location.







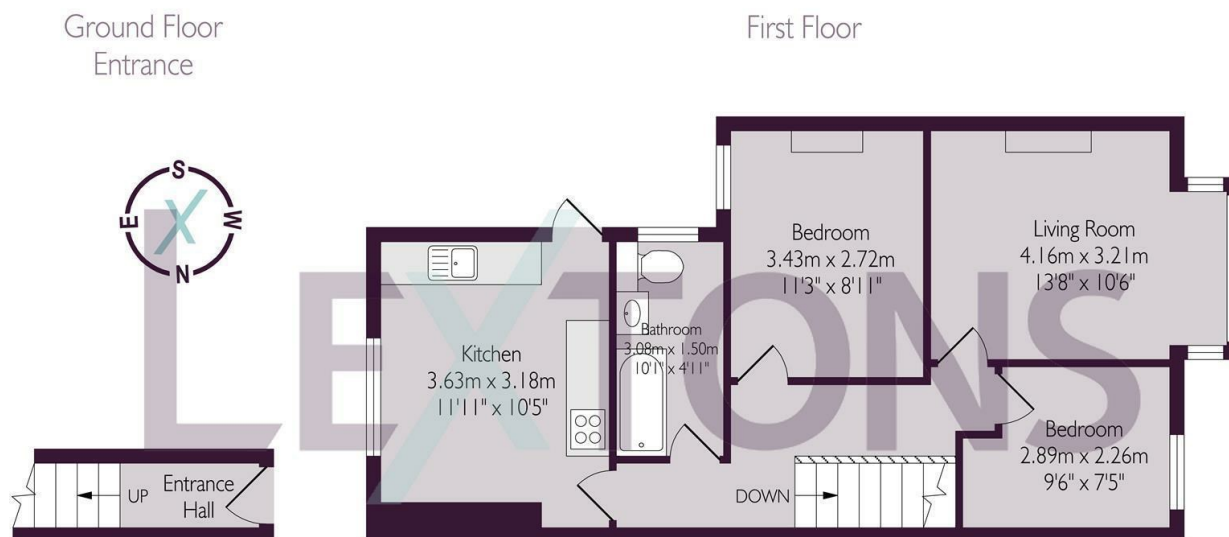








SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross internal floor area 58.4 sq m/ 628.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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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	79
England & Wales		EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange a viewing appointment:

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