

St. Leonards Avenue

---

Hove



P  
M

P Permit holders only  
11 am - noon  
6 - 7 pm

## We know just the place...



Set back from the wide road behind a charming picket fence and the elegant patterns of a tiled path, the red brick facade with its covered doorway and bay windows gives a picture perfect first impression and hints at what's to come.

Instantly creating a sense of space, the crisp white walls and richly toned wood floors of the hallway flow throughout the majority of this Hove home providing a superb backdrop that effortlessly enhances its wonderful amount of natural light. Beautifully lit by wide bay windows, a magnificent period fireplace lends a distinguished focal point to a main reception room that is an excellent space in which to relax and spend time together.

Tastefully chosen glazed bi-fold doors open onto the adjoining dining room with its exposed brick chimney breast, giving you the option of having two distinct rooms or one double aspect open plan layout that's equally suited for family meals or entertaining friends.

Adding to the sociable feel, the easy flowing layout extends into the large first class kitchen where a wealth of refined Shaker-style cabinets and solid wood countertops house a butler sink and a great array of integrated appliances. Making a clever use of space, a range cooker sits within the chimney breast, while French doors perfectly frame the raised flowerbeds of the walled garden and make it easy to step outside. A deep under-stairs cupboard completes this outstanding ground floor.

The sophisticated sense of style is echoed upstairs where two generously proportioned double bedrooms generate a supremely calm and peaceful feel, both producing ample flexible accommodation and benefiting from the clean line design of their fitted wardrobes. Arranged in a gloss tile setting, the enviably sized family bathroom adds a contemporary twist with its L-shaped bath, overhead shower and wide moulded basin.

Step out from the kitchen into a walled garden with a fabulous Tiki bar that's perfect for enjoying outdoor meals with family and friends, while easy to maintain raised brick flowerbeds can give colour throughout the year.









## What the owner says...

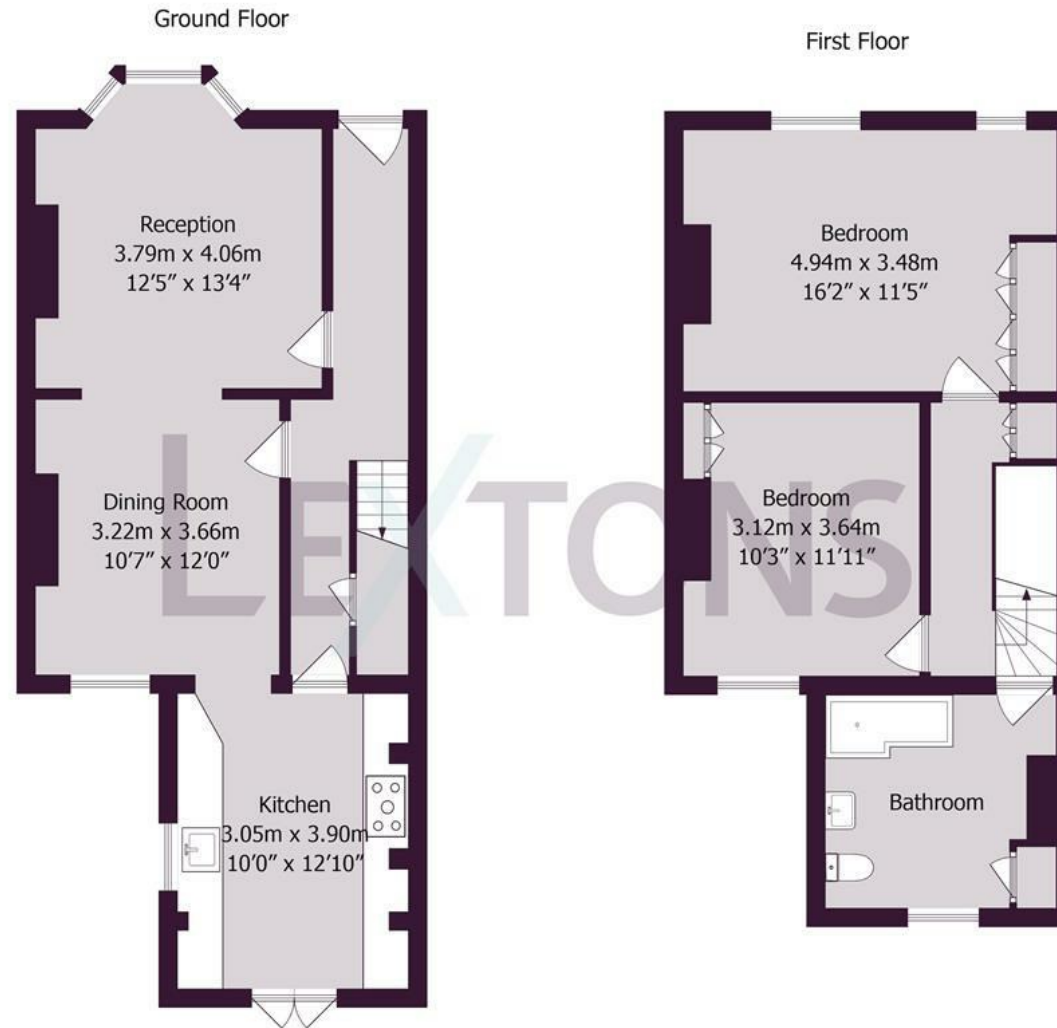


"When we first stepped inside this house three years ago we were amazed at how much bigger and wider it is was from how it seemed outside. It's deceptively spacious.

We did a lot of work to bring it back to its former glory, including restoring all the original floorboards throughout the house, and we also installed my dream kitchen with a butler sink and range cooker.

We love the way the bi-fold doors on the ground floor give you a choice of having a cosy living room with a real fire, or a big open plan space that's great for entertaining.

During lockdown, I built a Tiki bar with real ale pumps for the garden and spent a lovely amount of time relaxing there. It's definitely going to be one of things I miss about living here along with the fact that the sea is literally at the end of the road."



Approximate gross internal floor area 94.2 sq m/ 1014 sq ft

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

Created by Property Photography UK for Lextons. All rights reserved.

Meet us here...  
174 Church Road  
Hove  
BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



LEXTONS

01273 56 77 66