

St. Leonards Road

---

Hove



## We know just the place...



OIEO £850,000

A simply stunning and exquisitely presented four double bedroom Victorian semi detached home together with a west facing garden and summer house situated in the favoured and sought after Lagoon district of Hove.

The approach to this crisply rendered home via a black and white tiled path is one of style and elegance. Presented to exacting standards throughout the current owner has invested a great deal of thought and time into creating a magnificent home to include new wooden sash double glazed windows, engineered oak flooring, plantation shutters, underfloor heating throughout and bespoke wardrobes and storage.

The entrance hall leads to all the principal rooms. The elegant ground floor reception room is light, bright and airy. Period detailing and an open fire make this the perfect space to entertain guests.

There is a second reception room which is currently used as a snug. An ideal space to curl up with a good book or watch a movie.

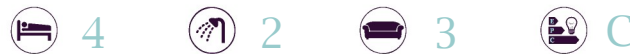
The piece de resistance however must be the extended family kitchen. With plenty of space to cook, dine and entertain this truly is the hub of the home. There is a lovely sized utility and cloakroom on this floor too. Side Bifold doors lead out onto a quite lovely west facing garden. To the rear of the garden is a good sized summer house which would make an ideal home office.

On the first floor there are three double bedrooms. All beautifully presented and decorated . The master in particular is a veritable oasis of calm! The Fired Earth inspired family bathroom with dual sinks, free standing bath and large walk in shower is a tranquil space.

On the second floor there is a lovely double bedroom with a separate shower room and plenty of storage . A great space for guests or kids alike.

These sought after houses rarely come to the market due to the size and location. On trend and move in ready this is a must see family home!

St Leonards Road is beautifully treelined and is positioned just off New Church Road; a stone's throw from local shops, deli's, family friendly pubs and cafés. The area also offers excellent primary and secondary schools. The popular family friendly Hove Lagoon is within walking distance as is the station with its commuter links to central London.







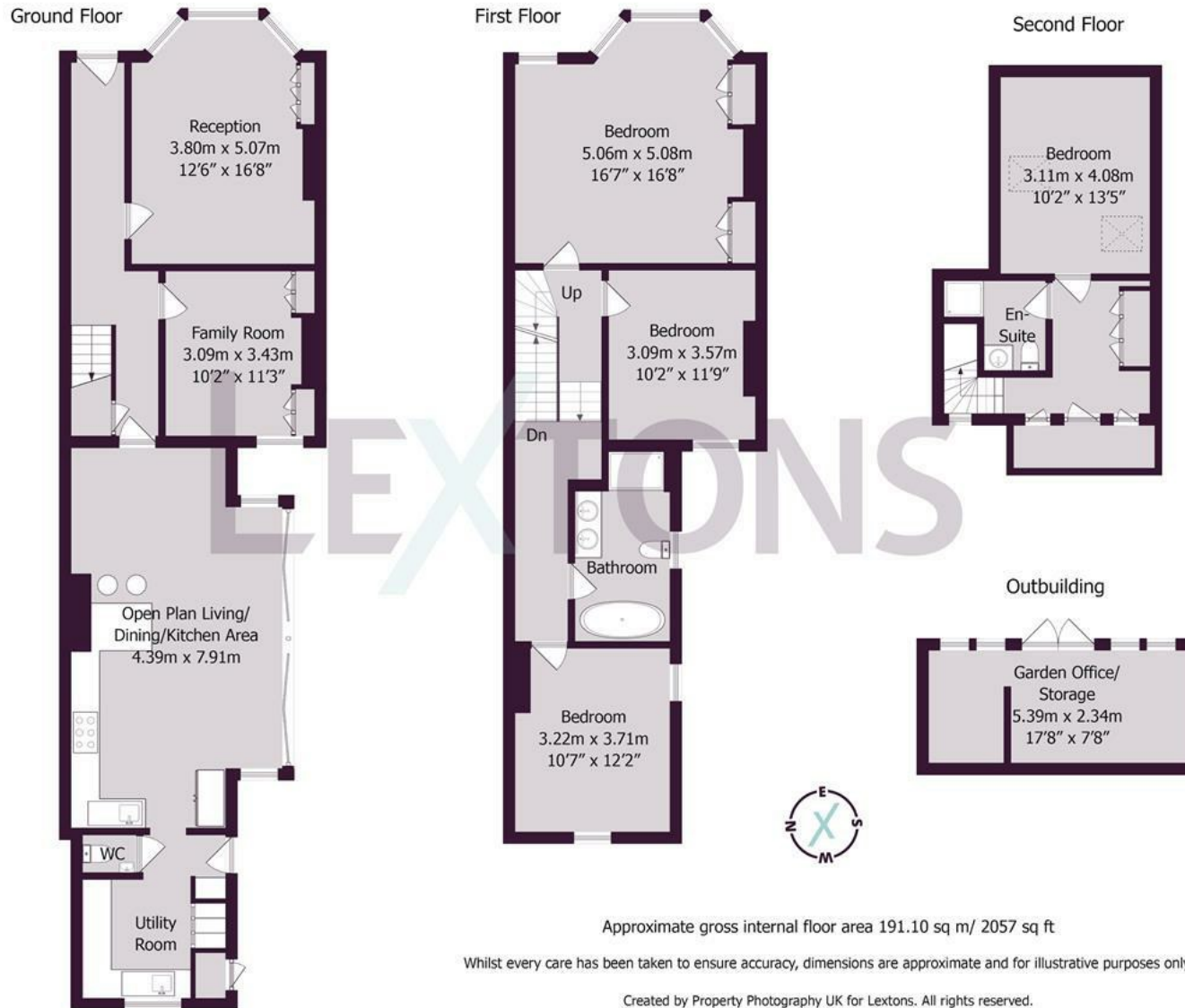


What the owner says...



What the owner says .....

I have loved living here and will really miss the area and the house. The road is so friendly and there really is a lovely sense of community including an annual street party. The seafront is at the end of the road and is amazing to walk along in all seasons. Hove lagoon has been great for trying out new waters sports in the summer and there is a fabulous fish shop and cheese shack nearby. Commuting to London has also been easy as the station is round the corner and I always get a seat on the train! The house is a dream and the west facing garden captures the sun until late in the summer evening.



Approximate gross internal floor area 191.10 sq m/ 2057 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