

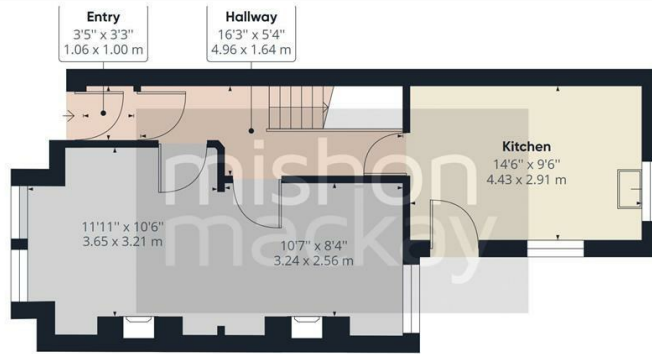


St Leonards Avenue, Hove, BN3 4QN

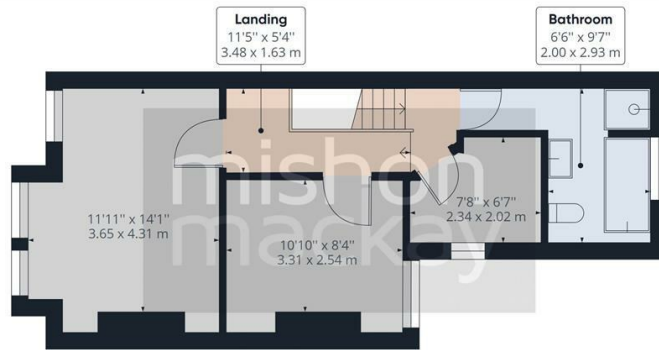
£2,100 PCM -

mishonmackay
Lettings





Floor 0



Floor 1



Approximate total area⁽¹⁾
905.08 ft²
84.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Three bedroom mid-terrace home with through living/dining room, kitchen/breakfast room and a west facing rear garden. Offered to let unfurnished. Available 30th April 2024.

St Leonards Avenue is conveniently situated in a popular residential location between Erroll Road and St Leonards Road, having a selection of shops and food eateries on nearby Boundary Road and Station Road. Regular bus services are also on hand running both east and west on New Church Road.

Located on the western side of the road this three bedroom home spans over two floors. The ground floor comprises through living/dining room with decorative fireplaces and wood flooring. At the rear of the property is a lovely kitchen/breakfast room with a selection of high gloss finished units at eye and base level benefiting from integrated appliances. Access to the rear garden can be gained from this room through a stable door.

Upstairs there is a split level landing with a good size bathroom offering the best of both worlds with a walk-in shower and separate panelled bath.

The third bedroom would make a good office space or nursery. On the top section of the split level landing is the second bedroom having a window looking out onto the garden. At the front of the property spanning the full width of the house is the main bedroom, our landlords will be leaving the free standing wardrobe.

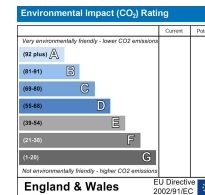
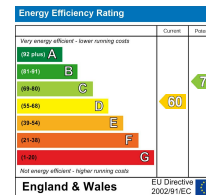
Outside the enclosed rear garden enjoys a westerly aspect with artificial grass and a raised flower bed with a selection of plants and tree.

This lovely house is offered to let unfurnished and being available to move into from the 30th April.

Please note the photographs displayed are from a previous tenancy and there is currently scaffolding erected at the property as the landlord has recently had some roof works done and plan to have the remedial work completed between tenancies.

Train Station: Portslade 0.4 miles
Council Tax: C

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



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