



St. Leonards Avenue, Hove  
Guide price £685,000 to £700,000

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## St. Leonards Avenue, Hove, BN3 4QJ

**\*\*Guide Price £685,000 to £700,000\*\*** A beautifully renovated end-of-terrace house offering a perfect blend of modern living and convenient location with two spacious reception rooms, four bedrooms and two well-appointed bathrooms. This home combines historical charm with a contemporary décor and has been improved to a high standard with modern fittings and stylish finishes.

The property is positioned in an excellent location just off the Hove seafront with residents benefiting from easy access to the beach, local amenities and vibrant community life. This exceptional house is not just a place to live; it is a lifestyle choice, perfect for those seeking a blend of comfort, style and convenience. An early viewing is recommended for the opportunity to secure this beautiful property as your new home.

This thoughtfully extended house has been fully renovated throughout with works including re-wiring, re-plastering, external re-pointing and added insulation, ensuring that it meets the needs of contemporary living while retaining the character of the property.

The well presented front garden has established evergreen shrubs and a Minton tiled path leading to the front door, once inside the property you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which features integral appliances and a convenient door leading to the rear garden. This seamless connection between indoor and outdoor spaces is perfect for enjoying al fresco dining or simply soaking up the sun.

The garden itself is a delightful retreat, complete with raised borders, small pond and gated side access, ensuring both privacy and ease of maintenance. Furthermore, the garden is complete with a useful shed and children's play area with den/treehouse and mud kitchen.

On the first floor are two bedrooms and a spacious bathroom that includes a shower bath, all rooms retain the original period fireplaces. The front bedroom has two front aspect windows and is a great size, and the second bedroom has views over the rear garden. On the top floor there is a skylight with rain sensor and remote controlled opener, the front bedroom has built in storage and Velux windows with integrated black out blinds. There is also a further good size bedroom with garden views and contemporary shower room on this level.

### Location

Situated south of New Church Road, the street leads straight down to Hove seafront and takes its name from the nearby St Leonards Church. Well served by the local bus services providing direct access to Brighton city centre and beyond, Portslade mainline train Station is only less than half a mile in distance with its direct service to Gatwick and central London.

This convenient location is within easy access to local eateries, restaurants and convenience stores as well as nearby super markets, situated within the catchment area of well regarded schools and Hove Lagoon is also easily accessible. Hove promenade is moments away, which is currently undergoing a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increased biodiversity.

### Additional Information

EPC rating: C

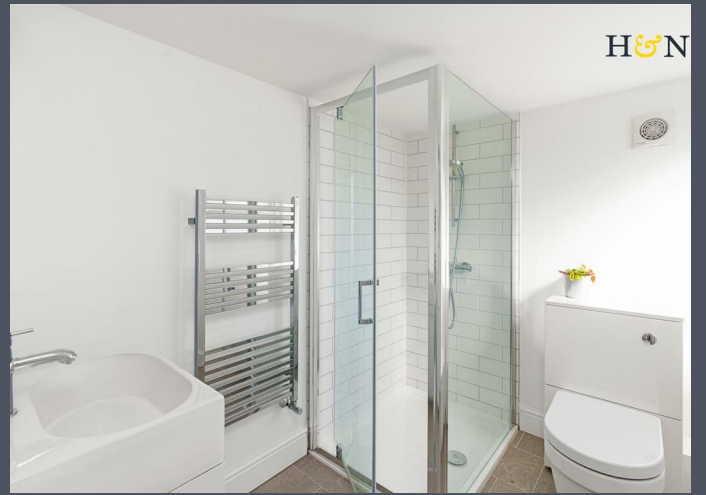
Internal measurements: 1345.49 Square feet / 125 Square metres

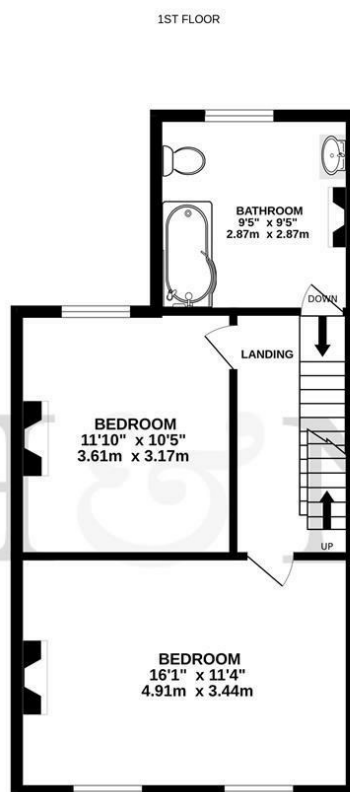
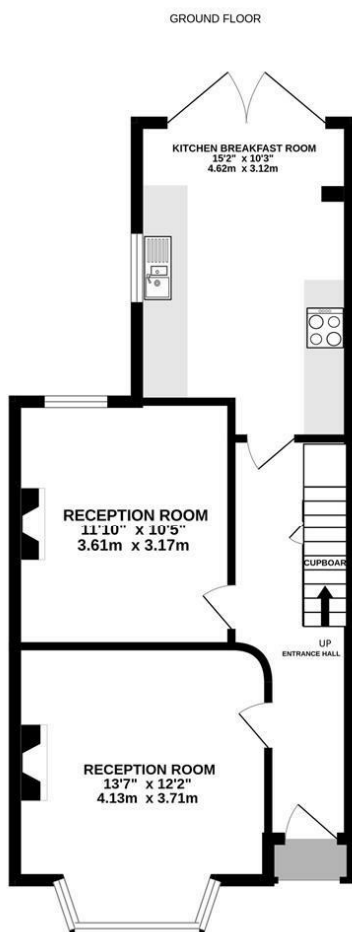
Council tax band: C

Parking zone: L

Tenure: Freehold







TOTAL FLOOR AREA : 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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