



3 St. Leonards Gardens

Hove, BN3 4QA

Guide price £800,000

Guide Price £800,000 to £850,000.....Welcome to this exquisite 4-bedroom semi-detached house, bathed in natural light and offering a versatile living experience over three floors. Nestled just moments away from Hove Lagoon and the beach, this home is a haven for comfortable family living.

The ground floor boasts an expansive living/dining room, a convenient WC/utility room, and a kitchen/breakfast room with access to the rear garden. Ascend to the first floor to discover a family bathroom, two generous double bedrooms—one featuring a luxurious en suite shower room. The second floor has been thoughtfully converted to provide two additional double bedrooms, a shower room, and ample eaves storage.

Outside, the property features off-road parking at the front, a shared driveway leading to the garage, and a splendidly spacious mature garden at the rear. Ideally situated in a central and sought-after location, close to amenities, local schools, Portslade railway station, Hove Lagoon, the seafront, and Boundary Road shopping thoroughfare, this home is a gem waiting to be explored.

Experience the charm of this wonderful family home—schedule your internal viewing.

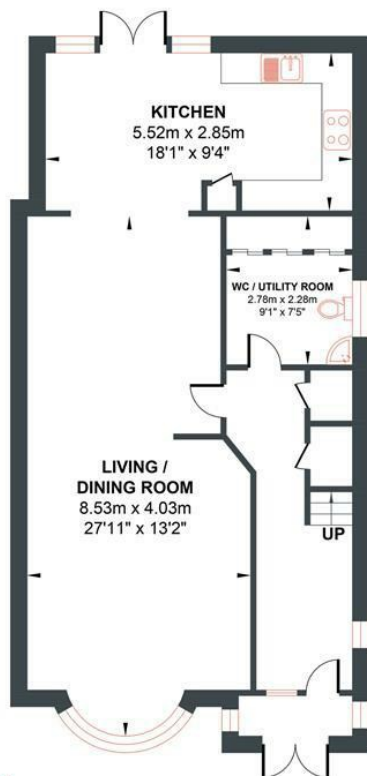


- 4 Double Bedrooms
- Extended Kitchen Family Space
- Large Rear Garden
- Sea Views
- x2 Further Bathrooms
- Through Lounge Dining Room
- Large Utility Room
- Garage
- Large En-suite
- Short Walk To The Beach, Hove Lagoon & Train Station

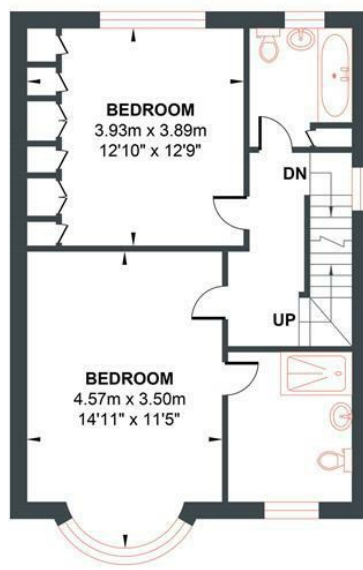
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

ST. LEONARDS GARDENS

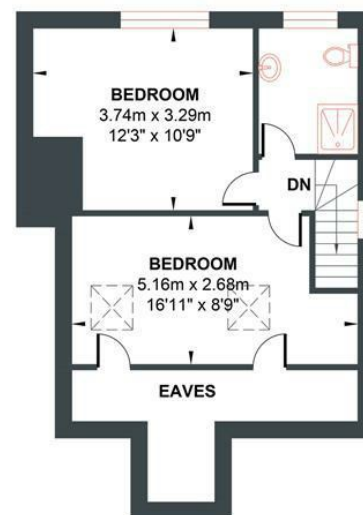
Approximate Gross Internal Area = 172.59 sq m / 1857.74 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



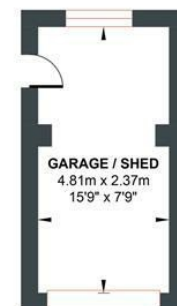
GROUND FLOOR
 Approximate Floor Area
 745.29 sq ft
 (69.24 sq m)



FIRST FLOOR
 Approximate Floor Area
 551.86 sq ft
 (51.27 sq m)



SECOND FLOOR
 Approximate Floor Area
 437.87 sq ft
 (40.68 sq m)



GARAGE
 Approximate Floor Area
 122.70 sq ft
 (11.40 sq m)

