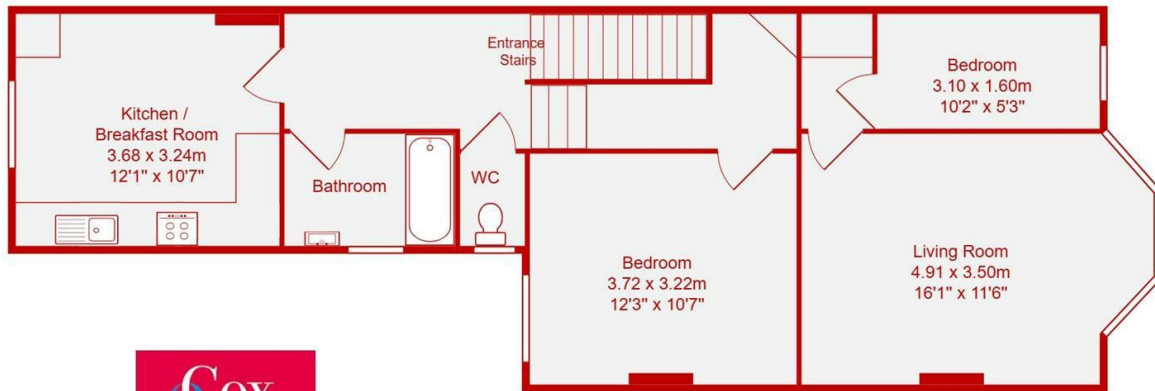




- Two Bedroom First Floor Apartment
- Well Presented
- Great Location
- Long Lease
- Loft Space With The Potential To Extend
- Share Of Freehold
- Spacious Living Room
- Close to Portslade Mainline Station
- Close To The Seafront

St. Leonards Road, Hove

Price: £350,000 Leasehold - Share of Freehold



First Floor

Total Area: 69.0 m² ... 742 ft²

All measurements are approximate and for display purposes only.

Nestled on the sought-after St Leonards Road in Hove, this charming first-floor two-bedroom apartment offers a perfect blend of space, style, and convenience.

As you step inside, a welcoming staircase leads you to a spacious landing. Towards the rear, the generous kitchen is a standout feature, which has ample countertop space, abundant storage, and room for a dining table and chairs.

The front of the apartment is home to the spacious living room, where large windows flood the space with natural light.

The primary bedroom is a great-sized double, ideal for unwinding at the end of the day. A versatile single bedroom/home office enjoys street views through a large window. Conveniently located off the landing, the family bathroom and separate W/C are well-placed to cater to your needs.

This property comes with a share of the freehold and impressively low annual outgoings. Recent exterior improvements include a fresh render and repaint of the building, ensuring an attractive and well-maintained façade.

This apartment benefits from owning the loft space meaning that subject to the necessary consent you could extend into the loft space.

This delightful apartment is ideally located as it's only 0.4 miles away from Portslade mainline railway station, which has direct services to both Brighton & London city centres. Bus services can also be found close by, giving frequent access to Brighton and Hove city centres. The popular Boundary Road is also close by with its fantastic range of independent retailers, coffee shops, pubs and restaurants.

Share of freehold
 Lease length - 958 years
 Service Charge is paid for on an adhoc basis. Current building insurance contribution is £276 per year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

