



7 St. Leonards Avenue

Hove BN3 4QH

Asking Price Of £290,000

- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- BATHROOM
- PRIVATE STREET ENTRANCE
- PATIO GARDEN
- SEAFRONT LOCATION
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are delighted to offer to market this excellent first floor two bedroom apartment that is approached via a private street entrance and offers well presented accommodation. A particular feature is the kitchen/dining room that leads onto the private rear patio garden. The property also benefits from a west facing living/dining room and modern bathroom suite. Situated in this convenient location within walking distance of Hove seafront and Portslade mainline station offering direct links to London.

PRIVATE STREET ENTRANCE Stairs to first floor.

LANDING Radiator.

KITCHEN/DINING ROOM Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, inset ceramic hob with oven under, integrated fridge and washing machine, pantry cupboard, wall mounted gas-fired boiler, radiator, UPVC double glazed window, door to steps leading to patio garden.

LIVING ROOM UPVC double glazed bay window, radiator.

BEDROOM 1 Feature fireplace, UPVC double glazed window, radiator, fitted cupboard.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, wash-hand basin with cupboard under, low level w.c., UPVC double glazed window, heated ladder style towel rail, tiled walls.

OUTSIDE

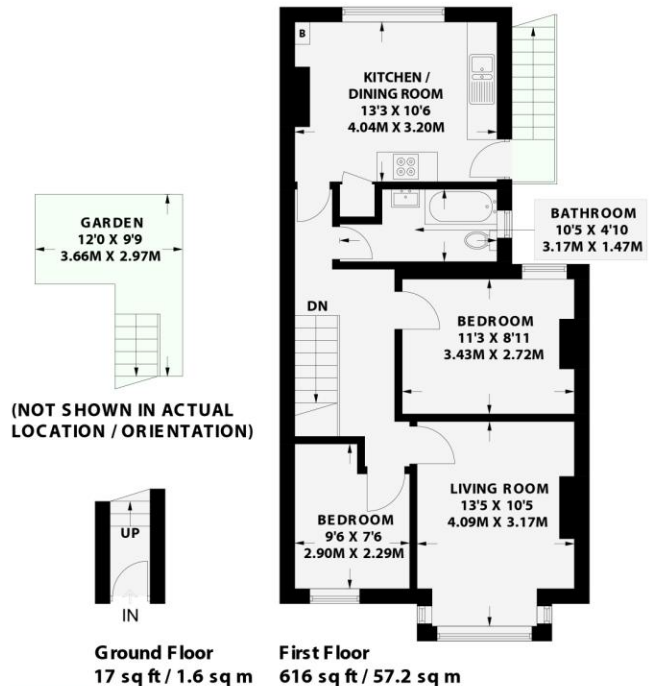
REAR PATIO Gate offering rear access, space for table and chairs, shed.

OUTGOINGS Maintenance: Adhoc basis.
Lease: 162 years unexpired.

ST LEONARDS AVENUE

HOVE

APPROXIMATE GROSS INTERNAL AREA
633 sq ft / 58.8 sq m



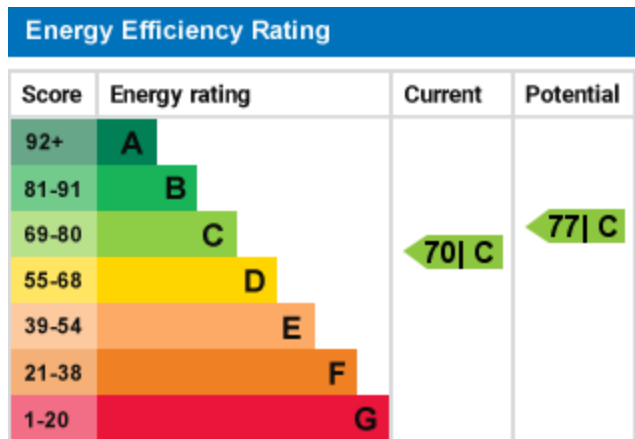
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RICS Certified Property Measurer logo

Disclaimer: Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Legend: T Ceiling Height, HT Hot Water Tank, FF Fridge / Freezer, HH Head Height Below 1.5m, MP Measuring Points, SC Storage Cupboard, S Fitted Wardrobes, W Garden Shortened for Display



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