

# 164 St. Leonards Avenue, Hove BN3 4QN

Offers In Excess Of £600,000

- BEAUTIFULLY REFURBISHED
- STUNNING KITCHEN/DINING ROOM
- LIVING ROOM
- UTILITY AREA
- THREE BEDROOMS
- FAMILY BATHROOM
- WEST FACING GARDEN
- DESIRABLE LOCATION

Whitlock and Heaps are delighted to bring to market this excellent bay fronted three double bedroom family home that is presented in excellent order having recently been refurbished and reconfigured to now feature a delightful kitchen/dining room and separate living room with a bi-fold door leading onto the west facing rear garden.

Situated in this convenient location within a few minutes walk of Hove seafront and Portslade mainline station.

**ENTRANCE HALL** Radiator, stairs to first floor, opening to:-

**KITCHEN/DINING ROOM** Incorporating stainless steel sink with mixer tap, adjacent worksurface with range of cupboards and drawers under, eye level wall cupboards, inset 4-ring induction hob, electric oven, island, space for dishwasher, understairs storage cupboard, UPVC double glazed bay window, feature fireplace, two under unit heaters.

**LIVING ROOM** Radiator, bi-fold door to garden.

**UTILITY AREA** Plumbing and space for washing machine and tumble dryer, door to garden.

## FIRST FLOOR

**LANDING** Hatch to loft space.

**BEDROOM 1** UPVC double glazed bay window with second window to side, range of fitted wardrobes, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with cupboard under, low level w.c., part tiled walls, tiled floor, heated ladder style towel rail.

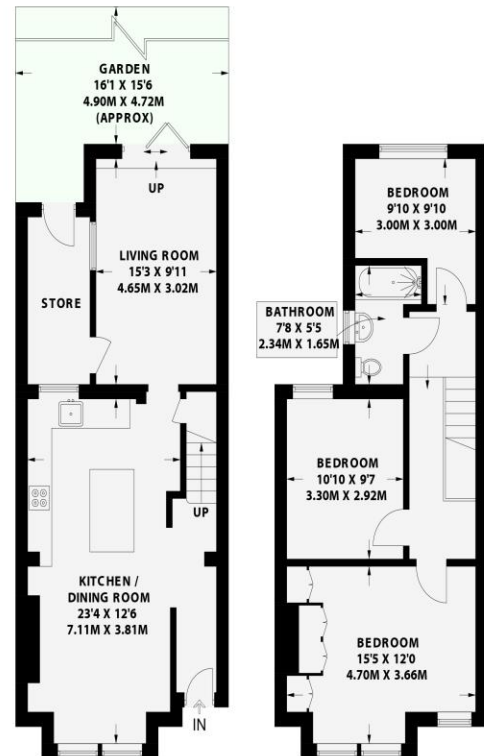
## OUTSIDE

**WEST FACING REAR GARDEN** Paved patio with raised borders.

# ST LEONARDS AVENUE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
1074 sq ft / 99.8 sq m



**Ground Floor**  
571 sq ft / 53.1 sq m

**First Floor**  
503 sq ft / 46.7 sq m



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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