

## 72a St. Leonards Road, Hove BN3 4QS

Asking Price Of £425,000

- TWO BEDROOMS
- WEST FACING GARDEN
- MODERN KITCHEN
- LIVING ROOM
- SECOND RECEPTION ROOM
- CONTEMPORARY BATHROOM
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD

Whitlock and Heaps are delighted to bring to market this excellent ground floor apartment that is brought to market in excellent condition throughout with a contemporary kitchen and bathroom. The versatile accommodation also includes two separate reception rooms and two bedrooms. Being sold with a share in the freehold and featuring a delightful west facing rear garden.

**OUTGOINGS** Share of freehold  
Maintenance: Adhoc basis.  
Lease: 104 years remaining.

Situated on this desirable tree lined road within a short walk of Portslade mainline station and the seafront.

**PRIVATE STREET ENTRANCE**

**ENTRANCE HALL** Radiator, engineered wood floor

**KITCHEN** Incorporating sink unit with drainer and mixer tap, adjacent wooden worksurface with drawers and cupboards under, matching eye-level wall cupboards, inset four-ring induction hob with concealed extractor over, oven, appliance space, cupboard housing 'Worcester' gas-fired boiler, UPVC double glazed window, tiled splashback.

**LIVING ROOM** Log burner with tiled hearth, fitted cupboards and shelving in alcoves, UPVC double glazed bay windows, radiator, engineered wood flooring, coving and ceiling rose.

**BEDROOM 1** UPVC double glazed window, radiator, coving and ceiling rose.

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

**BATHROOM** White suite comprising tiled panelled bath with mixer tap and separate shower over, folding glazed shower screen, wash-hand basin, low level w.c., fitted cupboards, UPVC double glazed window, radiator, tiled walls.

**LOWER GROUND LEVEL**

**RECEPTION ROOM 2** Two UPVC double glazed windows, fitted wardrobes, radiator, fitted cupboard.

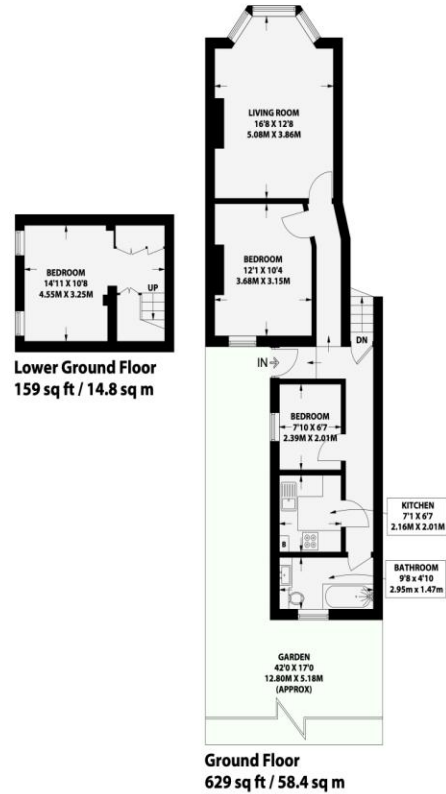
**OUTSIDE**

**WEST FACING GARDEN** Mainly laid to lawn with paved patio, shed.

**ST LEONARDS ROAD**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
788 sq ft / 73.2 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.  
© Whitlock & Heaps 2024

Legend for floor plan symbols:  
 CH Ceiling Height  
 T Hot Water Tank  
 FF Fridge / Freezer  
 Head Height Below 1.5m  
 Measuring Points  
 S Storage Cupboard  
 W Fitted Wardrobes  
 Garden Shortened for Display  
 Certified Property Measurer (RICS logo)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.