



St. Leonards Avenue, Hove

Guide Price
£700,000
Freehold

- AN OUTSTANDING, EXTENDED FOUR BEDROOM TERRACED HOUSE
- HIGHLY SOUGHT AFTER HOVE LOCATION
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE PROXIMITY TO HOVE SEAFRONT
- STYLISH OPEN PLAN KITCHEN/DINING AREA

*** GUIDE PRICE £700,000 - £725,000 ***

Robert Luff & Co are delighted to bring to market this delightful four bedroom, two bathroom, terraced house. St Leonards Avenue is positioned within the highly sought after residential area of New Church Road and is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drurys. Portslade and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also on your doorstep with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. Local schools include Hove Junior School, Hove Park Secondary School and Sixth Form and Sir Nicholas Primary School.

Accommodation offers; An exceptional extended kitchen/diner, separate living area, four bedrooms and two bathrooms. Other benefits include; East facing, landscaped rear garden, modern decor throughout & fitted storage throughout.

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Accommodation

Entrance Hall

Living Room 14'3 x 12'2 (4.34m x 3.71m)

Kitchen/Diner 18'10 x 10'11 (5.74m x 3.33m)

Bedroom Two 14'1 x 12'2 (4.29m x 3.71m)

Bedroom Three 12'3 x 10 (3.73m x 3.05m)

Bedroom Four 6'6 x 5'6 (1.98m x 1.68m)

Bathroom

Bedroom One 19'7 x 12'11 (5.97m x 3.94m)

Shower Room

AGENTS NOTES

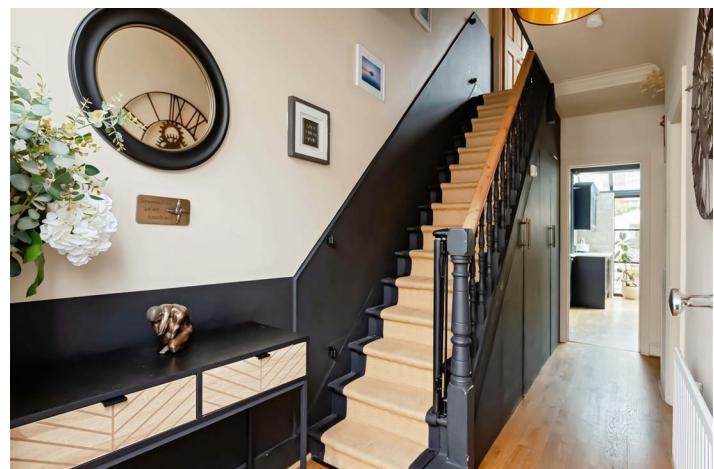
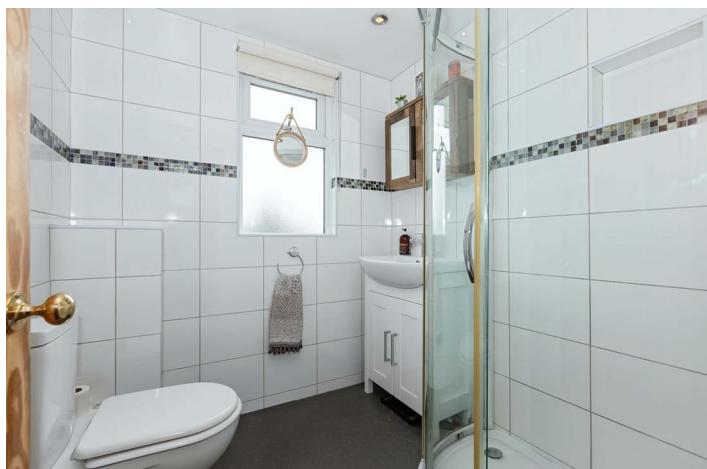
FREEHOLD

EPC: C

COUNCIL TAX: C

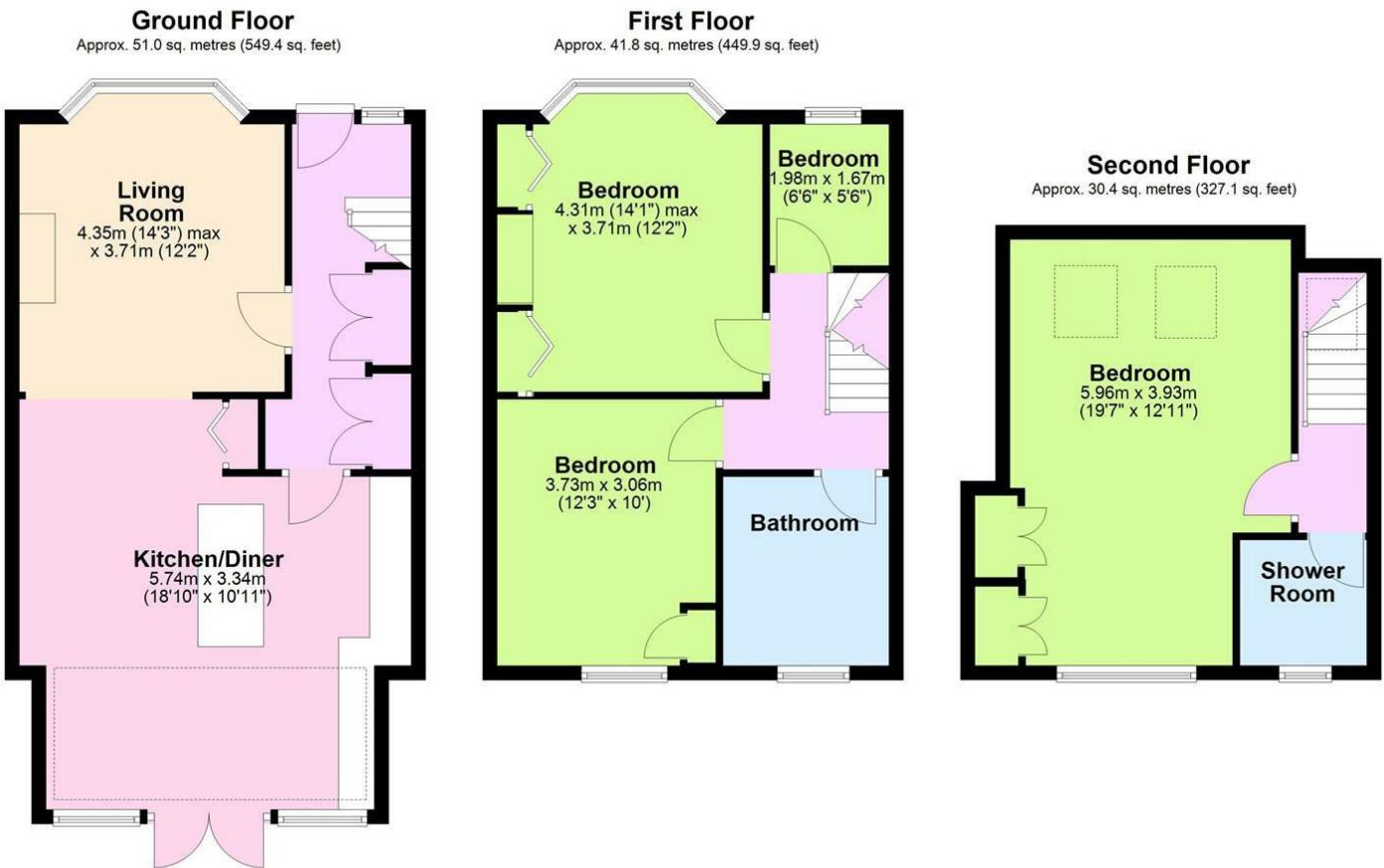


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Floorplan



Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.