



Guide Price
£700,000
Freehold

St. Leonards Avenue, Hove

- AN OUTSTANDING, EXTENDED FOUR BEDROOM TERRACED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER HOVE LOCATION
- CLOSE PROXIMITY TO HOVE SEAFRONT
- LANDSCAPED REAR GARDEN
- 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 Drury's, 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.

**Robert
Luff & Co**
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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

28 Blatchington Road, Hove, East Sussex, BN3 3YN

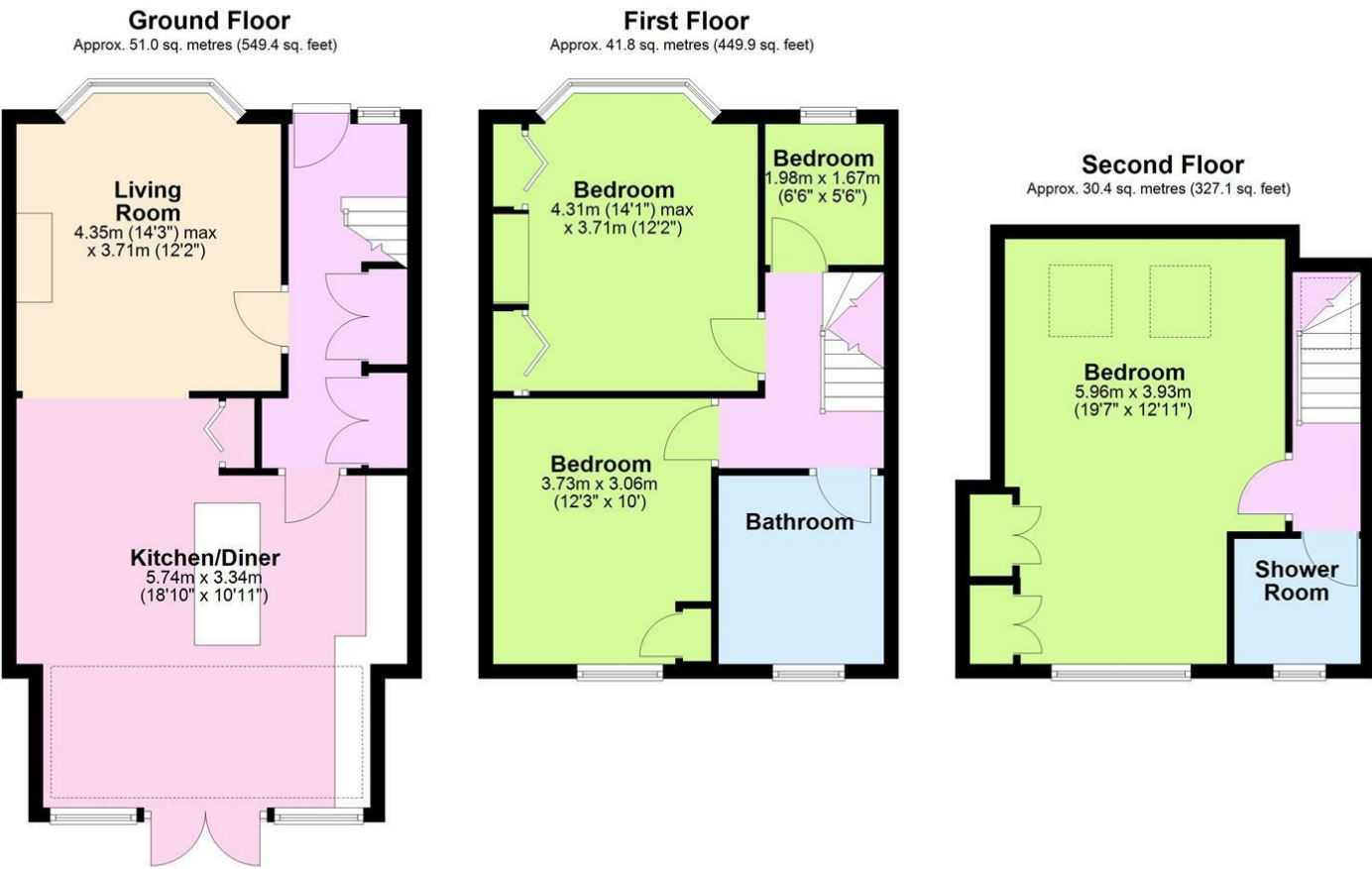
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Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.