



hamlyn
smith.

St. Leonards Road, Hove, BN3 4QP

£600,000

hamlyn smith.



5 Bedrooms



2 Receptions



3 Bathrooms

This end-of-terrace Victorian house on St Leonards Road offers an exciting opportunity for a developer or a family looking for a refurbishment project, with great potential to create a stunning family home.

- Three storey house
- Exciting opportunity for a developer or a family looking for a refurbishment project
- Probate sale
- Popular residential street
- Close to Hove Seafront
- No onwards chain
- End of terrace
- Council Tax Band D





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St Leonards Road is a wide, tree-lined street, connecting New Church Road to Kingsway, just moments from the seafront and Hove Lagoon. You'll find a wide range of shops, cafés, and amenities nearby on Boundary Road. For transport, the area is well-served with regular bus routes on New Church Road and Portslade train station within walking distance. The property is also near a number of excellent local schools, including Brackenbury, Benfield, St Nicholas, and St Mary's primary schools, as well as being in catchment for Hove Park and Blatchington Mill secondary schools.

On the ground floor of the house there are currently two bedrooms with kitchenettes, that would usually be the living room and dining room of the house. At the rear of the property, you'll find a further room that is being used as storage, a shower room, and a separate WC. A door from the hallway opens onto a walled patio garden, which benefits from side access thanks to its position at the end of the terrace. The garden faces east and has an open aspect to the south.

The first floor offers a more traditional layout with three bedrooms, including the largest bedroom which spans the width of the front of the house, featuring both a bay window and an additional single window, filling the room with light. There is also a shower room with WC and handbasin, and an additional separate WC. On the top floor, a loft conversion provides a further spacious bedroom, with windows at the rear. The house benefits from double-glazing throughout and is fitted with electric wall heaters.

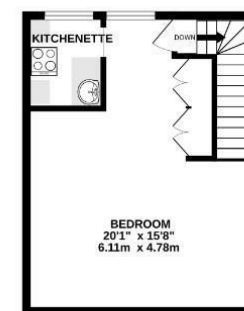
This property is a fantastic blank canvas, in a sought-after location, with endless potential for transformation, whether you're looking to create a magnificent family home or develop a property with strong rental potential.



GROUND FLOOR
549 sq. ft. (51.0 sq. m.) approx.



FIRST FLOOR
549 sq. ft. (51.0 sq. m.) approx.



2ND FLOOR
312 sq. ft. (29.0 sq. m.) approx.

TOTAL FLOOR AREA : 1410 sq. ft. (131.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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