







A FANTASTIC OPPORTUNITY TO PURCHASE THIS EXTENDED 5 BEDROOM SEMI-DETACHED FAMILY HOME situated in this sought-after residential location close to train stations, bus stops and seafront as well as bars, cafes and restaurants. The property is in a tree-lined road between New Church Road and Kingsway, Hove. The spacious entrance hall has a ground floor cloakroom and leads to a through lounge/dining room with feature fire and a bay window to the front. To the rear of the room are 'French' doors to the extended breakfast room that compliments the kitchen, with views and access to the level rear garden. On the first floor are 3 bedrooms and the family bathroom with 2 further bedrooms in the converted loft. Outside to the front is a formal garden and brick laid off road parking and shared driveway. The large rear garden is well stocked with mature shrubs. The garage has an up and over door with the added bonus of a shelter underneath. The property has gas central heating and double glazing.

#### ENTRANCE VESTIBULE

#### ENTRANCE HALL

Radiator, understairs cupboard, stairs to first floor

#### LOUNGE/DINING ROOM

28' 1" x 13' 1" (8.56m x 4.01m) Feature fire surround with decorative cast-iron insert with gas 'real flame' effect fire. Double glazed bay window to front. 2 radiators. 'French' doors to the breakfast room with side windows.



### KITCHEN/BREAKFAST ROOM

19' 1" x 18' 8" (5.82m x 5.69m) Matching base and wall cupboards, working surface with two and a quarter bowl stainless steel sink with mixer taps, 4-ring gas hob with extractor over, oven, appliance space, washing machine, gas boiler, dual aspect windows to side and rear with views over the garden and door to garden, 2 radiators.

### LANDING

Double glazed window and stairs to first floor.

### BEDROOM 1

14' 11" x 12' 7" (4.57m x 3.86m) (Front facing) Built-in wardrobes, double glazed bay window with sea views, radiator.

### BEDROOM 2

12' 11" x 12' 11" (3.96m x 3.94m) 'His and Hers' built-in wardrobes, radiator, double glazed window overlooking the rear garden.

### BEDROOM 5

6' 7" x 6' 3" (2.03m x 1.91m) Radiator, double glazed window, storage cupboards.

### BATHROOM

Panelled bath with a fitted shower over, pedestal wash-hand basin, low level w.c. Radiator. Double glazed window. Tiled walls. Airing cupboard.

### LANDING

Double glazed window, eaves storage space.



### BEDROOM 3

13' 1" x 9' 10" (4.01m x 3.00m) (Front facing) Double glazed window, radiator.

### BEDROOM 4

13' 3" x 9' 10" (4.04m x 3.00m) (Rear) Double glazed window with sea views. Radiator.

### LANDSCAPED REAR GARDEN

Patio, lawn and well stocked shrub beds with shelter under the garage.







### **FORMAL FRONT GARDEN**

Brick paved area and Shared driveway.

### **DETACHED GARAGE**

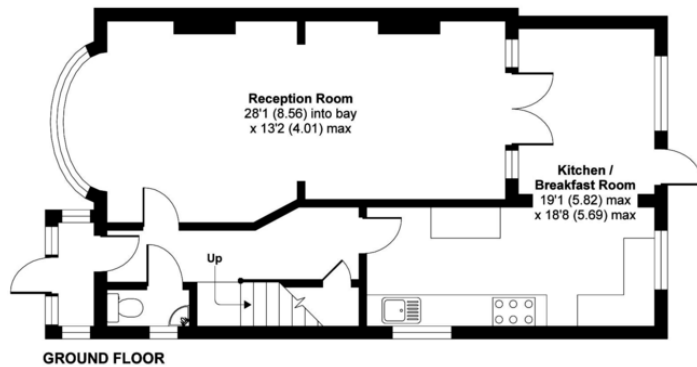
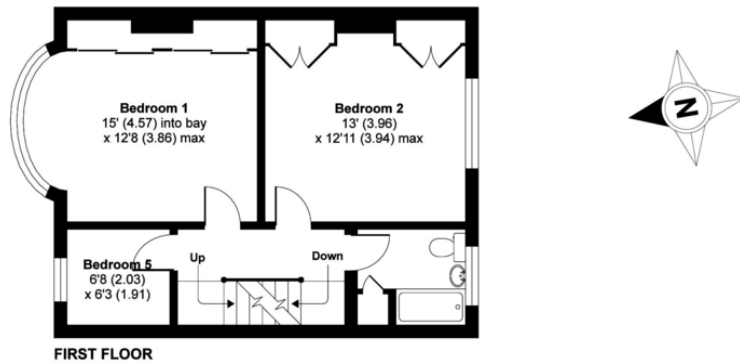
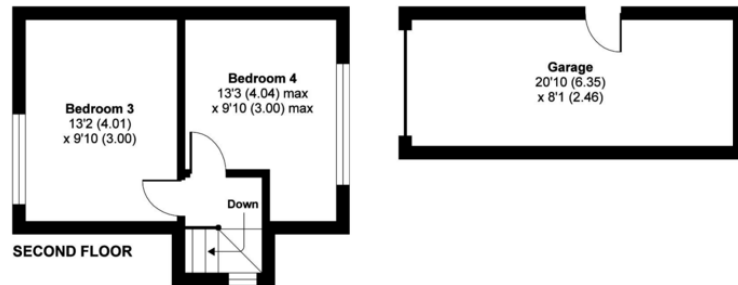
20' 9" x 8' 0" (6.35m x 2.46m)





# St. Leonards Gardens, Hove, BN3

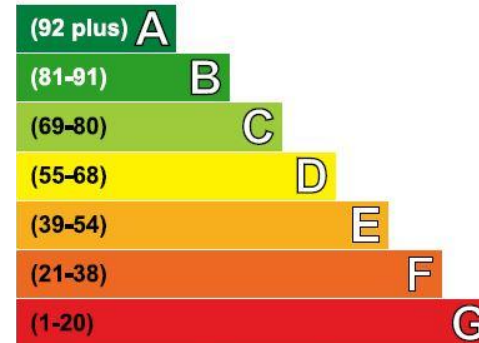
APPROX. GROSS INTERNAL FLOOR AREA 1711 SQ FT 158.9 SQ METRES (INCLUDES GARAGE)



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Very energy efficient - lower running costs



Current	Potential
58	81

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