



St. Leonards Avenue, Hove, BN3 4QL

£1,450



- Spacious First Floor Flat
- Two Double Bedrooms
- Neutral Decor & Carpets
- Available date - 3rd May 2024
- Sole Agent

- Bright Lounge With Harbour / Sea views.
- Bathroom With Shower
- Gas Central Heating
- Un-Furnished
- Viewing Advised

St. Leonards Avenue, Hove, BN3 4QL

£1,450



Summary

An attractive first floor flat situated in a popular location, close the beach and Hove Lagoon. The accommodation is in very good order throughout and benefits from gas central heating and double-glazed windows. There is a lovely lounge, modern kitchen, two double bedrooms and a fully tiled bathroom. The nearby Boundary Road provides good local shopping facilities along with popular restaurants and coffee shops. Portslade railway station is close by along with bus services which provide access to most parts of Brighton and Hove.

Ground Floor Entrance Hall

Stairs rising to first floor split levy hallway / landing

Lounge

Spacious double aspect living room with interesting views across Shoreham Harbour towards the sea.

Kitchen

Fitted with modern contemporary units comprising cupboards, drawers and working surfaces. Oven and hob, plumbing for washing machine. Wood effect flooring.

Bedroom 1

16'6 x 13 (5.03m x 3.96m)
Spacious bright double bedroom with Harbour / Sea views.

Bedroom 2

9'6 x 8'9 (2.90m x 2.67m)
Small double bedroom.

Bathroom

Modern white contemporary suite with tiled walls and floor. Bath with shower over, vanity unit / basin, wc, extractor fan and window.

Other Information

Council Tax Band- B. Parking Zone- L. EPC Rating- C.

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

