



**St. Leonards Avenue, Hove, BN3 4QL**  
**£1,400 Per month**



- Private Garden
- Two Double Bedrooms
- Close To Boundary Road



- Ground Floor
- Unfurnished

# St. Leonards Avenue, Hove, BN3 4QL

## £1,400 Per month



### Summary

Nestled in the charming area of Hove, St. Leonards Avenue presents a delightful opportunity to acquire a two-bedroom house that perfectly balances comfort and convenience. As you enter the property, you will be greeted by a warm and welcoming atmosphere, enhanced by natural light that flows through the well-proportioned rooms. The layout is thoughtfully designed to maximise the use of space, making it suitable for both individuals and small families. One of the standout features of this home is the private garden, providing a serene outdoor space.

The location is particularly advantageous, being in close proximity to Boundary Road, where you will find a variety of shops, cafes, and local amenities. This vibrant area is well-connected, making it easy to explore the wider offerings of Hove and beyond.

In summary, this two-bedroom house on St. Leonards Avenue is a wonderful opportunity for anyone looking to settle in a desirable location. With its private garden and convenient access to local amenities, it is a property that truly deserves your attention.

### Bedroom one

Good Size Double room

### Bedroom Two

Good size double room

### Lounge

Spacious lounge leading to open kitchen

### Bathroom

Bathroom with bath, over head shower, wash hand basin and WC.

### Kitchen

Cream kitchen with wooden affect worktop. Space for washing machine and fridge freezer.

### Garden

Rear west facing garden.

### Other information

Council Tax - A

EPC - C

Parking Zone - L

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	
(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
		

