



St. Leonards Avenue, Hove, BN3 4QL

£1,325 Per month



- Unfurnished
- Two Double Bedrooms
- Gas Central Heating
- Close to Boundary Road

- Ground Floor
- Private Garden
- Private Entrance
- Viewings Advised

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Summary

Nestled in the charming area of St. Leonards Avenue, Hove, this delightful ground floor flat offers a perfect blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

The property boasts a modern bathroom, catering to all your daily needs, while the private garden offers a serene outdoor space for enjoying the fresh air or hosting summer gatherings. This garden is a rare find in urban settings, providing a personal oasis amidst the hustle and bustle of city life.

Situated close to Boundary Road, residents will benefit from a variety of local amenities, including shops, cafes, and excellent transport links, making commuting and daily errands a breeze. The residential location

Kitchen

11x7'5 (3.35m x 2.13m x 1.52m)
White gloss kitchen with grey marble effect splash back.
Space for washing machine and fridge. Irregular shape.
Door leading to bathroom and garden.

Lounge

10'3x12'9 (3.05m x 0.91m x 3.66m x 2.74m)
Good size front facing lounge with bag windows.

Bedroom One

8'9x10'2 (2.44m x 2.74m x 3.05m x 0.61m)
Double room with grey carpets

Bedroom Two

7'9x8'2 (2.13m x 2.74m x 2.44m x 0.61m)
Small double with grey carpets

Bathroom


Grey marble effect bathroom with bath, overhead shower, wash hand basin and WC.

Garden

Large rear garden

Useful Information

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

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 