



27 ST. LEONARDS AVENUE

HOVE, BN3 4QH

£625,000
FREEHOLD

Fantastic family home located south of New Church Road, moments from Hove seafront. This superb property benefits from spacious accommodation throughout including a lovely double aspect through lounge diner and stunning recently fitted kitchen opening onto the delightful, low maintenance rear garden. Upstairs, the split level landing gives a sense of space and provides access to the modern bathroom and four bedrooms. The generous loft space currently accessed by a pull down ladder offers a great opportunity to extend and create a master bedroom (subject to necessary consents).

The location is ideal for families with local parks including Hove lagoon close by. There are a range of shops within easy reach along with great transport links. Regular bus services provide easy access into the city centre whilst commuters can find Portslade mainline station less than 1/2 mile away.

Nicholas James

SALES LETTINGS AUCTIONS







St Leonards Avenue

Total Area: 98.8 m² ... 1063 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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