



St Leonards Gardens, Hove, BN3 4QA  
**Guide Price £800,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# St Leonards Gardens, Hove, BN3 4QA

**Guide Price £800,000**

A beautifully presented semi detached house, together with off road parking, garage and a fantastic size rear garden, situated in a sought after residential location close to Hove Lagoon and Seafront.







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## Further Information

**\*\*GUIDE PRICE £800,000-£850,000\*\***

This lovely light and spacious semi detached house offers beautifully presented and versatile living space arranged over three floors, making it a comfortable family home. The accommodation comprises excellent size living/dining room, WC/utility room and a kitchen/breakfast room with doors leading out to the rear garden. To the first floor, there is a family bathroom and two good size double bedrooms, one benefiting from a luxury en suite shower room and to the second floor, the accommodation has been converted to provide two further bedrooms, a shower room and ample eaves storage. To the front of the property there is off road parking and shared driveway leading to the garage and to the rear, a fantastic size mature garden.

The property is located in a central and sought after location close to many amenities. There are a number of local schools close by, as well as Portslade railway station, Hove lagoon and seafront and the Boundary road shopping thoroughfare. This really is a wonderful family home and internal viewings are highly recommended.



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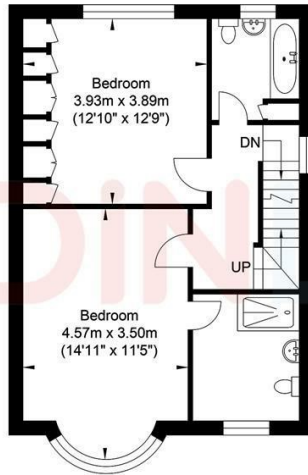
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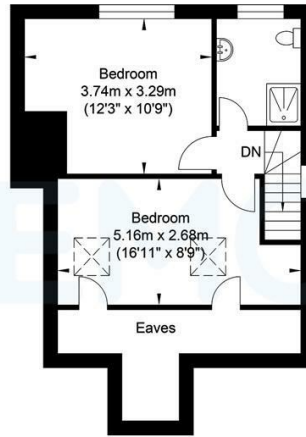
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Ground Floor  
Approximate Floor Area  
745.29 sq ft  
(69.24 sq m)



First Floor  
Approximate Floor Area  
551.86 sq ft  
(51.27 sq m)



Second Floor  
Approximate Floor Area  
437.87 sq ft  
(40.68 sq m)



Garage  
Approximate Floor Area  
122.70 sq ft  
(11.40 sq m)



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Approximate Gross Internal Area = 172.59 sq m / 1857.74 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.