



Leighton Road, Hove, BN3 7AE
£850,000 - £875,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A stunning five-bedroom semi-detached house, located in this extremely central and sought-after location. Extensively renovated throughout and complete with beautifully landscaped west-facing rear garden, this property offers somebody a rare opportunity to purchase such a fantastic family home.





Further Information

Arranged over three floors, the accommodation comprises on the ground floor a spacious entrance hall with beautiful period features, fantastic through lounge dining room, and a stunning kitchen/breakfast room with underfloor heating and bi-folding doors leading on to the west-facing garden. To the first floor, there are three double bedrooms and a luxury shower room, and to the second floor, there are two further double bedrooms both with access to eaves storage, and a modern family bathroom benefitting from a separate walk-in shower. To the rear of the property is a beautifully landscaped west-facing garden. The property has undergone recent extensive renovation to an extremely high standard and we cannot stress enough that early and internal inspection is essential to truly appreciate the qualities of this fantastic family home.

Leighton Road is situated in the highly regarded Artists Corner area of Hove, being within walking distance of Hove seafront, Hove Park, and Church Road with its diverse range of shops, restaurants and bars. There are regular bus services nearby offering transport to all parts of Brighton, and Aldrington and Hove railway stations are just a short walk away, offering direct transport to London and beyond.



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Leighton Road



Ground Floor
Approximate Floor Area
672.95 sq ft
(62.52 sq m)

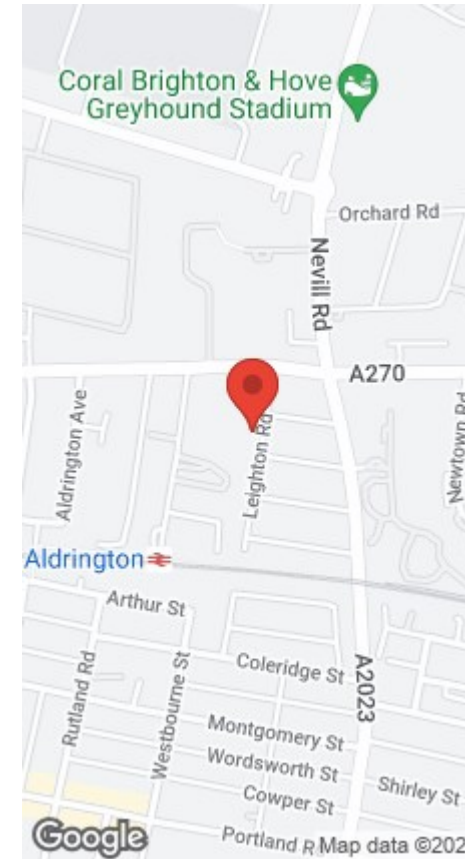
First Floor
Approximate Floor Area
580.06 sq ft
(53.89 sq m)

Second Floor
Approximate Floor Area
399.44 sq ft
(37.11 sq m)



Approximate Gross Internal Area = 153.52 sq m / 1652.47 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(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.