



# 144 St. Leonards Avenue

Hove BN3 4QN

Asking Price Of £195,000  
Leasehold

- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN
- LIVING ROOM
- WEST FACING GARDEN
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN
- CONVENIENT LOCATION

Whitlock and Heaps bring to market this one-bedroom level ground floor flat is situated in this convenient location within a short walk of Portslade mainline station and Hove seafront. The property features a west facing garden and benefits from its own private street entrance. Being sold with a new lease and no onward chain. Local independent shops and eateries are within a short walk.

## PRIVATE STREET ENTRANCE

## ENTRANCE HALL

**KITCHEN** Incorporating stainless steel circular sink unit with drainer and mixer tap, wooden worksurface with cupboards and drawers under, eye level wall cupboards, inset four ring gas hob with extractor over, oven, tiled splashback, space for washing machine and fridge/freezer, 'Ideal' gas fired boiler, radiator, door to garden.

**LIVING ROOM** Feature fireplace, UPVC double glazed bay window, radiator.

**BEDROOM** Feature fireplace, UPVC double glazed window, radiator.

**SHOWER ROOM** Comprising walk in shower, pedestal wash hand basin, low level w.c, tiled walls and floor, UPVC double glazed window, heated ladder style towel rail.

## OUTGOINGS

**LEASE 189 years from 25 December 1984**

**Maintenance £150 per annum**

**Building Insurance £225 per annum**

**Council Tax Band A** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ST LEONARDS AVENUE

HOVE



APPROXIMATE GROSS INTERNAL AREA  
41.8 sq m / 449 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustrative purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS).

Copyright Bespoke Property Marketing 2023.

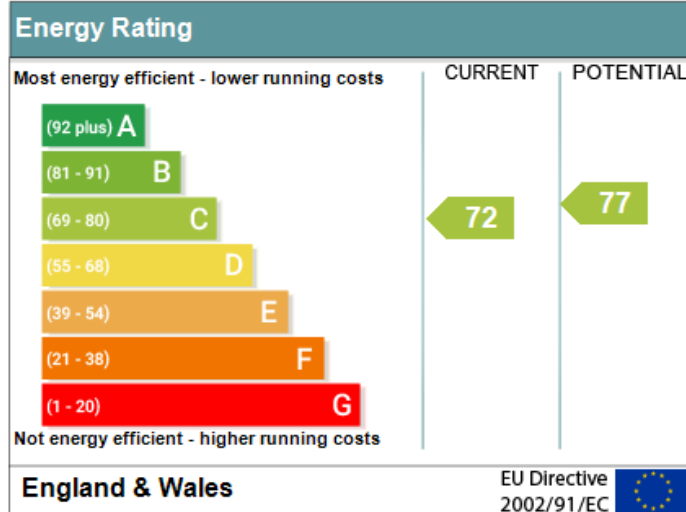
Measuring Points  
Storage Cupboard  
Fitted Worktop  
Garden Shortened for Display  
Skylight

Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler



**Address: 144 St. Leonards Avenue, HOVE, BN3 4QN**

**RRN: 7635-2621-3500-0012-4292**



65 Sackville Road, Hove BN3 3WE  
sales@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.