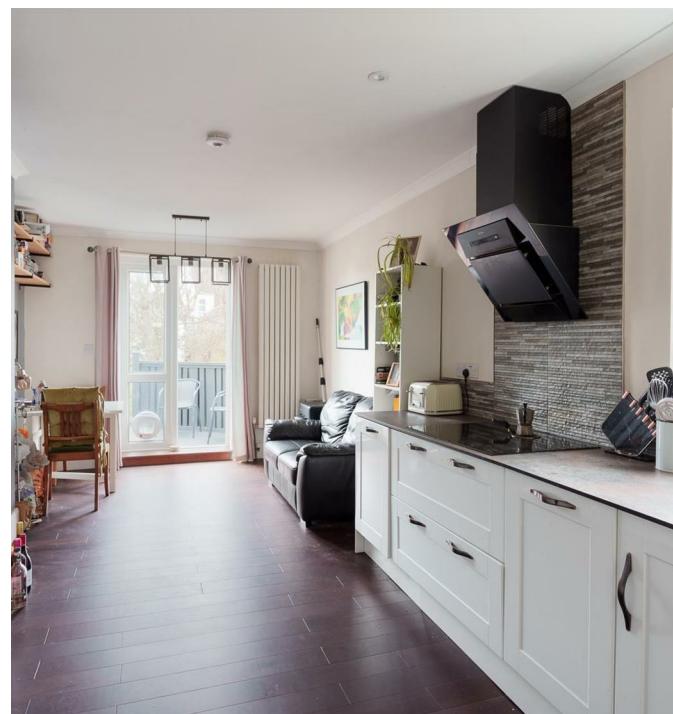
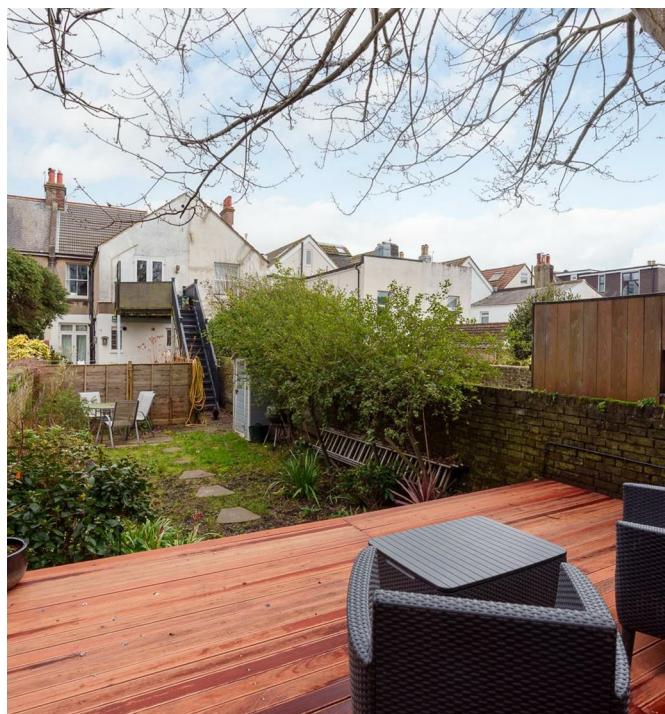




St. Leonards Road
Hove

HEALY
& NEWSOM

EST. 1990



H&N



St. Leonards Road, Hove, BN3 4QS

Guide Price £375,000 to £400,000

This delightful first-floor flat conversion offers a perfect blend of character and modern living, this property is a rare find and is sure to appeal to those looking for a harmonious blend of indoor and outdoor living.

Located in a street of attractive Victorian houses, this property has a well presented front garden with a Minton tile path leading to the charming original front door. Once inside the entrance hall, stairs ascend to the first floor where there is a spacious kitchen diner and double doors open onto a balcony that has steps down to the west-facing rear garden, ideal for enjoying the sun at any time of the day. The kitchen is fitted with sleek white gloss units and comes equipped with an integrated fridge freezer, oven, microwave, and dishwasher, making it a dream for any home cook.

One of the standout features of this property is the private rear garden, which is a wonderful asset. It includes a lawn area and a raised decked section at the end, there is also a patio seating area and the garden includes mature horse chestnut trees, shrubs and floral borders, providing a serene outdoor retreat.

The front aspect living room is a true highlight, featuring an original fire surround and mantle piece, high ceilings adorned with original cornice, a dado rail and a bay window with built-in storage underneath. This space is perfect for relaxation or entertaining guests. The double bedroom is equally charming, boasting another original fireplace and two double wardrobes, a west-facing window provides lovely views of the garden.

The modern bathroom is well-appointed, featuring a mixer shower over the bath, a sash window, and a stylish vanity unit with a marble sink. This well maintained property is sold with a share of the freehold and any outgoings are divided with the one other flat owner on an ad hoc basis.

Location

Additional Information

(Outgoings as advised by our client)

EPC rating: D

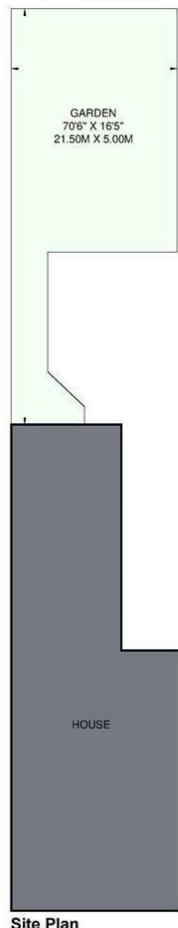
Internal measurement: 68.7 Square metres / 738 Square feet

Tenure: Share of Freehold - Lease 970 years remaining, no ground rent.

Maintenance charges: 50% split of any outgoings with the ground floor flat, self managed.

Council tax band: B

Parking zone: L



Site Plan

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration 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 (IPMS2).

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Ground Floor 2.2 sq m / 23 sq ft First Floor 66.5 sq m / 715 sq ft

Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display
 Skylight

 S
 W
 DN
 CH
 FF
 B

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

Approximate Gross Internal Area
68.7 sq m / 738 sqft



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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