



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

**£200,000**

**St Leonards Avenue**

Hove, BN3 4QN

## PROPERTY SUMMARY

GUIDE PRICE £200,000 - £225,000

A one-bedroom ground floor apartment with private courtyard garden, situated on the popular Saint Leonard's Avenue in Hove, offering excellent potential for modernisation.

This property presents an ideal opportunity for buyers looking to put their own stamp on a home. The accommodation is well arranged, with a separate living room to the front benefiting from good natural light, while the double bedroom is centrally positioned and well-proportioned.

To the rear, a generous kitchen/dining room offers ample space for both cooking and dining, with direct access out to the private courtyard garden—providing a low-maintenance outdoor area with scope for improvement.

The bathroom is fitted with a basic suite and would benefit from updating, in line with the rest of the property, which requires refurbishment throughout.

Located in a desirable Hove setting, close to local amenities, transport links and the seafront, this apartment would suit first-time buyers, investors or those seeking a project.

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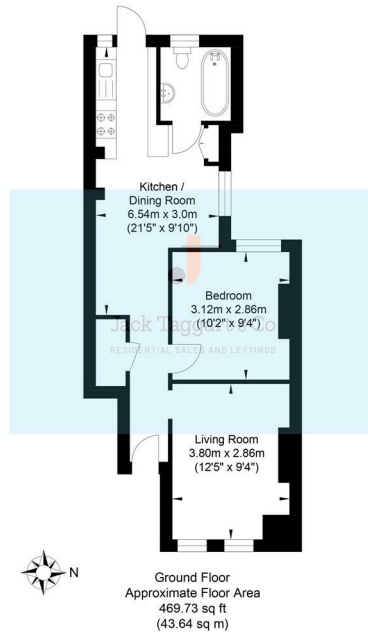
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**Saint Leonard's Avenue**



Approximate Gross Internal Area= 43.64 sq m / 469.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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