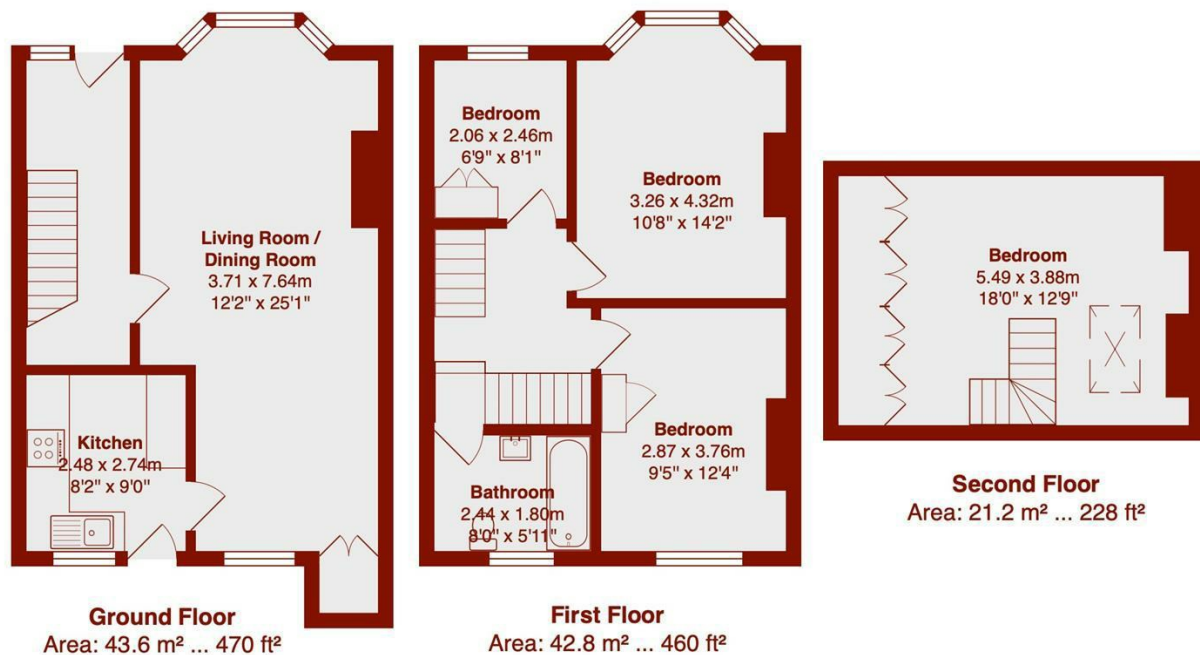




- Period Town House
- Through Lounge Diner
- Modern Fitted Kitchen
- Close To Mainline Station
- Close To Hove Seafront
- Four Bedrooms (bedroom four is a loft room)
- Landscaped Picturesque Rear Garden
- Popular New Church Road Location
- Sited over Three Floors
- This Property Must Be Viewed To Be Appreciated

St Leonards Avenue

Price: £650,000 Freehold



Total Area: 107.6 m² ... 1158 ft²
All measurements are approximate and for display purposes only.

Set on one of Hove's most desirable avenues, moments from the seafront and Church Road, this attractive family home is arranged over three floors and blends period character with modern living.

The ground floor features a welcoming hallway and a generous double reception room with a wood burner, bespoke cabinetry and stylish décor. To the rear, a contemporary kitchen offers excellent potential to extend (STNC) and opens onto a mature, sunny garden ideal for entertaining.

The first floor provides three well-proportioned bedrooms and a beautifully finished family bathroom. In contrast, the top floor offers a versatile fourth room, ideal as a home office or perfect for noisy teenagers.

Externally, the property benefits from a classic mellow brick façade. St Leonards Avenue is a highly sought-after location, close to Portslade station, local amenities, popular schools and all that central Hove has to offer.

PLEASE NOTE ** BEDROOM FOUR IS A LOFT ROOM AND NOT AN OFFICIAL BEDROOM **

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC