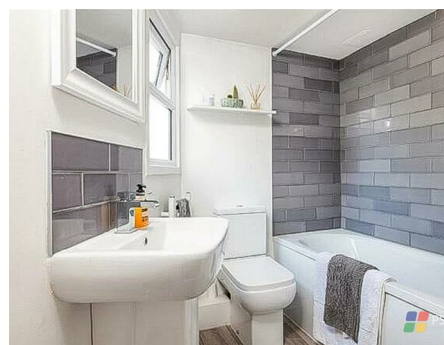




46 St. Leonards Avenue, Hove, BN3 4QL

£1,325 PCM

www.pshomes.co.uk



SUPERB two-bedroom ground floor garden flat with its own private entrance, comprising of two double bedrooms, a modern fitted kitchen and bathroom. Outside the property has a west facing rear patio garden.

The property is located just off New Church Road and very close to local amenities, Hove Lagoon and good local primary and secondary schools. Direct access to the City Centre is made easy with regular buses as well as being in close proximity to Portslade mainline train station.

Offered unfurnished and available from the 7th September 2026.

THE PROPERTY

A light, airy two-bedroom ground floor garden flat with its own private entrance. The property comprises a modern fitted kitchen and bathroom, one double bedroom and one single.

OUTSIDE

A lovely west facing rear patio garden.

LOCATION

The property is located just off New Church Road and very close to local amenities, Hove Lagoon as well as good local primary and secondary schools. Direct access to the City Centre is made easy with buses running from New Church Road as well as being near to Portslade mainline train station.

PERMIT HOLDER 'L'

COUNCIL TAX BAND AND EPC RATING

Council Tax Band A £1,719.63 for 2025/2026

EPC Rating "C"

PERMITTED TENANT PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £311.00 (equal to one weeks rent). Deposit of £1,557.00 (equal to 5 weeks rent).

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.

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Approximate Gross Internal Area = 47.6 sq m / 512 sq ft

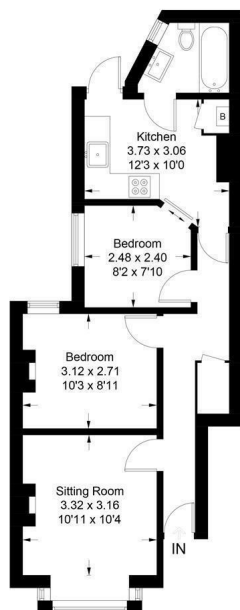
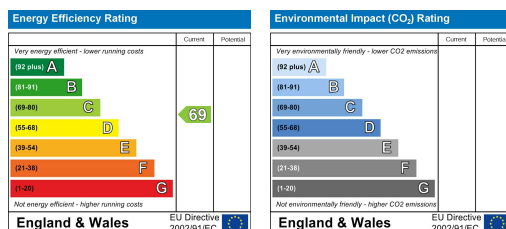


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketch.com © (ID867007)



VIEWING BY APPOINTMENT WITH PSP HOMES

54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.