



St. Leonards Avenue, Hove, BN3 4QL

£1,450 Per month



- Bright, spacious living area
- Two double bedrooms
- Fully-tiled bathroom
- Available in July



- Walking distance to the seafront and Hove Lagoon
- Close to Portslade train station
- Local shops and cafes near by

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Summary

This bright first floor flat is situated in a quiet residential area close to Hove seafront and the lagoon. The property benefits from its own entrance and features two double bedrooms, a spacious open-plan lounge and a modern fully-tiled bathroom.

The modern kitchen features a wood-effect worktop, sleek white cabinets and a gas hob. There is space for a free-standing fridge/freezer and plumbing for a washing machine. The bathroom comes complete with a bath with shower attachment over, a heated towel rail and vanity unit.

Benefits from double glazing throughout. Conveniently located within walking distance from Portslade railway station and only a 10 minute walk to the nearest primary school. Local shopping facilities are all within easy reach as well as major bus routes into the city centre

Open Plan Lounge Kitchen

Spacious bright room with bay window Lounge area with room for sofas and dining table / chairs
 Kitchen area- white hi-gloss base and eye-level units comprising cupboards, drawers and working surfaces.
 Sink, oven, hob, plumbing for washing machine.

Useful Information

Council Tax - B
 Parking Zone -
 EPC- C

Bedroom 1

West facing large double bedroom at the rear of the property

Bedroom 2

Good size double bedroom, ideal for a child, spare room or home office

Bathroom

Fully tiled modern contemporary suite with bath and shower.
 WC and wash hand basin.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	
EU Directive 2002/91/EC			

