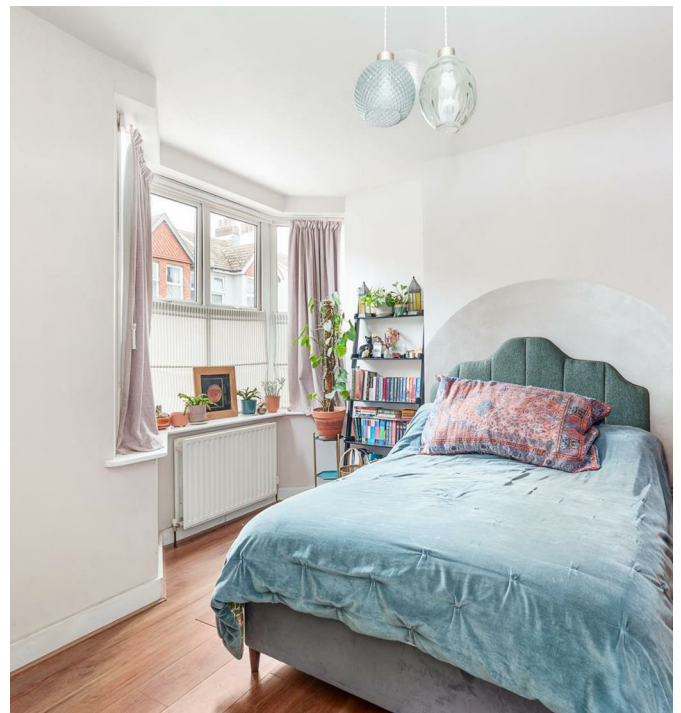


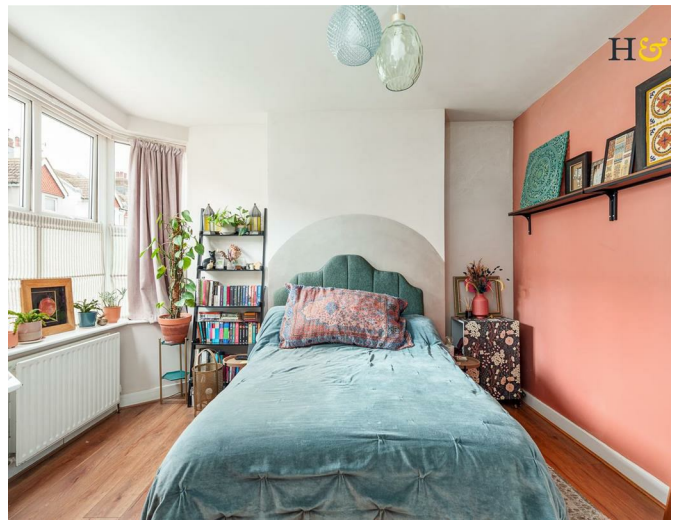


St. Leonards Avenue
Hove

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& NEWSOM

EST. 1990





St. Leonards Avenue, Hove, BN3 4QJ

Guide price £315,000

A delightful two-bedroom garden flat offering the perfect blend of comfort and charm, the property is just moments from Hove seafront and Lagoon, making it an ideal retreat for those who appreciate coastal living.

This charming flat combines period features with modern amenities, making it a wonderful place to call home. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its character and prime location. Upon entering, you are greeted by your own private entrance, leading to a welcoming hallway. The first double bedroom, featuring elegant bay fronted windows, is bathed in natural light, creating a warm and inviting atmosphere. The well appointed living room boasts high ceilings and includes a deep storage cupboard, providing ample space for your belongings.

There is a modern white gloss kitchen equipped with integrated appliances, including a new washing machine installed this year, making it both stylish and functional. The property also features a contemporary bathroom, ensuring convenience for residents.

The second double bedroom offers lovely views of the private walled garden, which is a true highlight of this home. The garden is a serene oasis, complete with gated access, an insulated shed with power and lighting and raised floral borders adorned with mature blue eucalyptus, honeysuckle and evergreen flowering shrubs. This outdoor space is perfect for relaxation or entertaining guests as well as easy access for bike storage.

Location

St. Leonards Avenue is located off Hove seafront, south of New Church Road, close to Hove Lagoon and Western Lawns. Portslade mainline train Station is less than half a mile in distance with its direct service to Gatwick and central London, the local bus services provide direct access to Brighton city centre and beyond.

This convenient location is within easy access to local eateries, restaurants and convenience stores as well as nearby super markets and is situated within the catchment area of well regarded schools. Hove promenade is moments away with the new Hove beach park development that includes an outdoor sports hub with a café, terrace gardens, wheeled sports areas, a skate plaza, pump track and tennis courts.

In addition, Wish Park and Hove seafront are close by where you can enjoy sea front walks in either direction along the coast. Benfield Valley Nature Reserve is just over a mile in distance to the north of the property, this beautiful reserve links Brighton and Hove to the South Downs national park, ideal for walkers and children to explore.

Additional Information

EPC rating: D - Internal measurement (according to EPC) : 624.3 Square feet / 58 Square meters

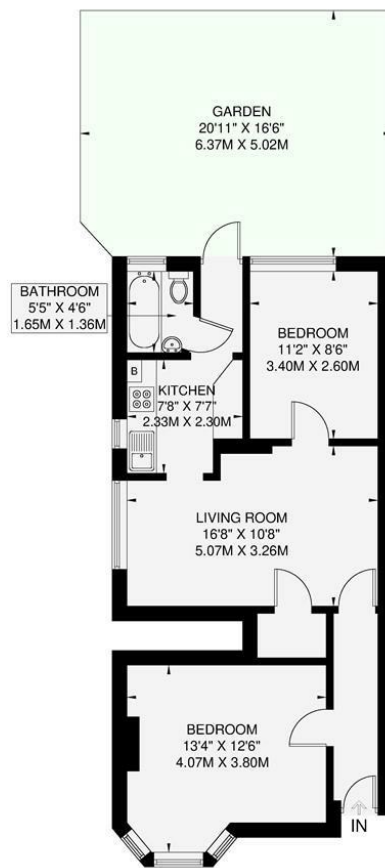
Tenure: Leasehold

Maintenance charges: Ad hoc basis, self managed, 50% split of total outgoings

Ground rent: £50 per year, buildings Insurance: £425 per year

Council tax band: B

Parking zone: L



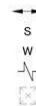
Approximate Gross Internal Area
54.4 sq m / 585 sq ft
Including Limited Use Area Of
0.5 sq m / 5 sq ft

Ground Floor
54.4 sq m / 585 sq ft

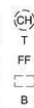


Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

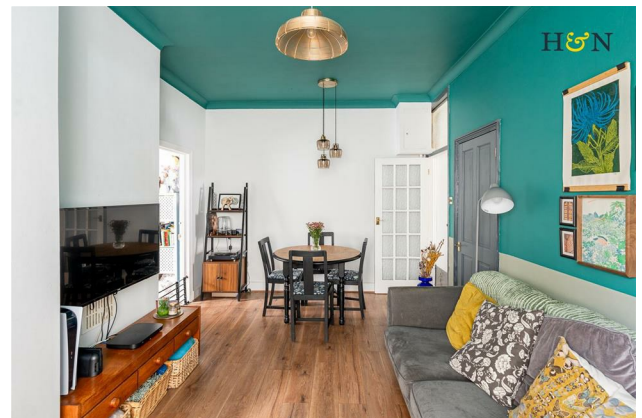
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Measuring Points
Storage Cupboard
Fitted Wardrobes
Garden Shortened for Display
Skylight



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



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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