









23 Leighton Road

Hove BN3 7AD

Asking Price Of £500,000

- SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- WEST FACING GARDEN
- NO ONWARD CHAIN
- DESIRABLE LOCATION

Situated in the favoured Artists Corner district of Hove, this semi-detached family home offers tremendous potential for an incoming purchaser to modernise and create a home to their own specification, with further scope to extend subject to the necessary consents.

The well-proportioned accommodation comprises three good-size bedrooms and a shower room on the first floor, while the ground floor features a spacious through living/dining room and separate kitchen. To the rear is a particularly desirable west-facing garden, providing an excellent outdoor space and further enhancing the potential of the property.

The house occupies a highly convenient position within walking distance of Hove mainline station, Hove Park and the seafront, with both Waitrose and Aldi close at hand. The location also provides easy access to the A27 and surrounding road network, together with a good selection of well-regarded local schools.

Offering considerable scope for improvement and extension, subject to the necessary consents, this is an excellent opportunity to create a long-term family home in one of Hove's most popular residential areas.

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink with double drainer, adjacent laminate worksurface with cupboards and drawers under, eye level wall cupboards, electric cooker, fitted seating, part tiled walls, radiator, UPVC double glazed window.

REAR LOBBY Two pantry cupboards, tiled floor, door to garden.

LIVING/DINING ROOM UPVC double glazed bay window, two radiators, window overlooking the garden.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 Fitted wardrobes, UPVC double glazed bay window, radiator.

BEDROOM 2 Fitted cupboard, UPVC double glazed window, radiator.

BEDROOM 3 Fitted wardrobes, 'Glow Worm' gas fired boiler, UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, radiator, tiled walls.

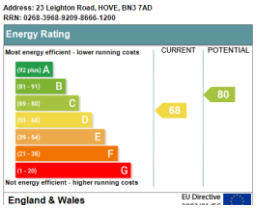
SEPARATE W.C Comprising low level w.c.

OUTSIDE

WEST FACING GARDEN Lean-to, gate offering side access, brick built cupboard with w.c.

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.





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