



Leighton Road, Hove



Guide Price
£725,000
Freehold

- A WELL PRESENTED FIVE BEDROOM SEMI DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER ARTISTS' CORNER LOCATION
- CLOSE PROXIMITY TO HOVE STATION
- IDEAL FAMILY HOME
- TWO BATHROOMS
- WEST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES ON CHURCH ROAD
- RECENTLY REPOINTED, NEW DOUBLE GLAZING TO FRONT & NEW BOILER

*** GUIDE PRICE £725,000 - £750,000 ***

Robert Luff & Co are delighted to bring to market this five bedroom, two bathroom semi-detached house situated in Artists' Corner. Located on Leighton Road this house benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Five double bedrooms, kitchen/breakfast area, open living/dining room and two bathrooms. Other benefits include; A landscaped, west facing rear garden, period features and double glazing throughout.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Breakfast Room 20'2 x 10'4 (6.15m x 3.15m)

Living Room 13'11 x 12'1 (4.24m x 3.68m)

Dining Room 12'8 x 10'5 (3.86m x 3.18m)

Stairs to First Floor

Bedroom One 15'9 x 13'10 (4.80m x 4.22m)

Bedroom Four 11'10 x 10'4 (3.61m x 3.15m)

Bedroom Five 11'2 x 10'4 (3.40m x 3.15m)

Bathroom

Stairs to Second Floor

Bedroom Two 14'6 x 11'10 (4.42m x 3.61m)

Bedroom Three 13'9 x 9'10 (4.19m x 3.00m)

Shower Room

AGENTS NOTES

FREEHOLD

EPC:TBC

COUNCIL TAX BAND: C

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Total area: approx. 134.9 sq. metres (1452.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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