



St. Leonards Avenue, Hove, BN3 4QH
£270,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A delightful two-bedroom flat occupying the first floor of this attractive period building, ideally situated just moments from Hove seafront. Offered for sale in excellent decorative order throughout, the property further benefits from a private decked patio.





Further Information

Approached via its own street entrance, the accommodation comprises an entrance hall with stairs rising to the first floor. The landing provides access to a well-presented living room, two bedrooms, a modern family bathroom, and a beautifully fitted kitchen featuring stylish units, integrated appliances, and a door leading out to the patio. Steps descend from the kitchen to the private decked patio, which also benefits from rear access. This superb property is presented to a high standard throughout, and early internal viewing is highly recommended.

Situated in one of Hove's most sought-after residential locations, St Leonards Avenue is a quiet road positioned between Church Road and New Church Road. A wide range of shops, cafés, restaurants, and everyday amenities can be found nearby, while Hove seafront and promenade are just a short walk away. Hove mainline railway station is also within easy reach, providing convenient links to London and beyond, making this an ideal location for both commuters and those seeking to enjoy everything Hove has to offer.



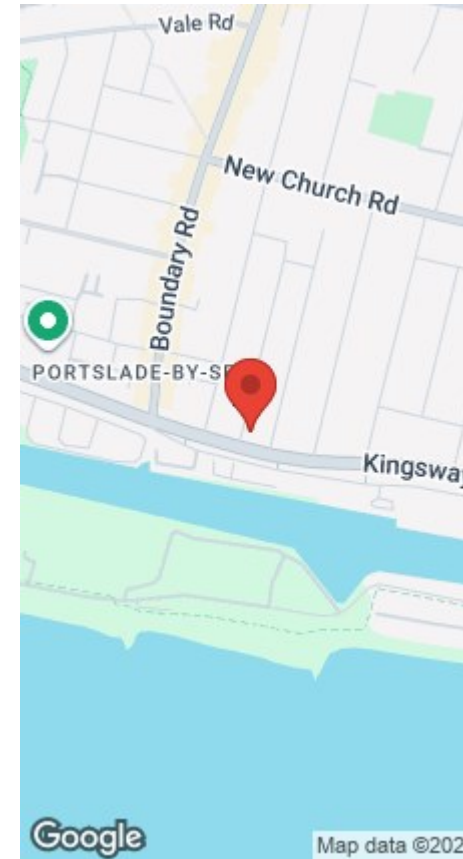
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Approximate Gross Internal Area = 57.27 sq m / 616.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.