



Guide Price
£575,000
Freehold

St. Leonards Avenue, Hove

- THREE BEDROOM
- WEST FACING REAR GARDEN
- POTENTIAL TO EXTEND STNP
- TERRACED HOUSE
- CLOSE PROXIMITY TO HOVE SEAFRONT
- VENDOR SUITED

GUIDE PRICE: £575,000 - £600,000

Robert Luff & Co are delighted to bring to market this delightful three bedroom, one bathroom, terraced house. St Leonards Avenue is positioned within the highly sought after residential area of New Church Road and is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drury's. Portslade and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also on your doorstep with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. Local schools include Hove Junior School, Hove Park Secondary School and Sixth Form and Sir Nicholas Primary School.

Accommodation offers; Large open planned lounge/diner, separate kitchen/breakfast room, three bedrooms and a family bathroom. Other benefits include; potential to extend STNP, West facing rear garden and a short onward chain

Robert
Luff & Co
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Entrance Hall

Lounge/Diner 23'3" x 11'9" (7.10 x 3.59)

Kitchen/Breakfast Room 14'8" x 9'8" (4.48 x 2.96)

Stairs Leading To First Floor

Bedroom One 12'1" x 15'4" (3.70 x 4.68)

Bedroom Two 10'11" x 9'7" (3.35 x 2.94)

Bedroom Three/Office 9'10" x 9'8" (3.02 x 2.96)

Family Bathroom

Agents Notes

EPC Rating: D

Council Tax Band: C

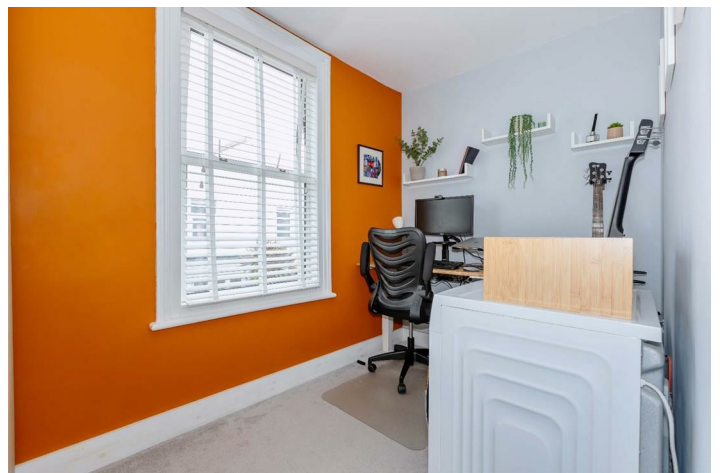
28 Blatchington Road, Hove, East Sussex, BN3 3YN

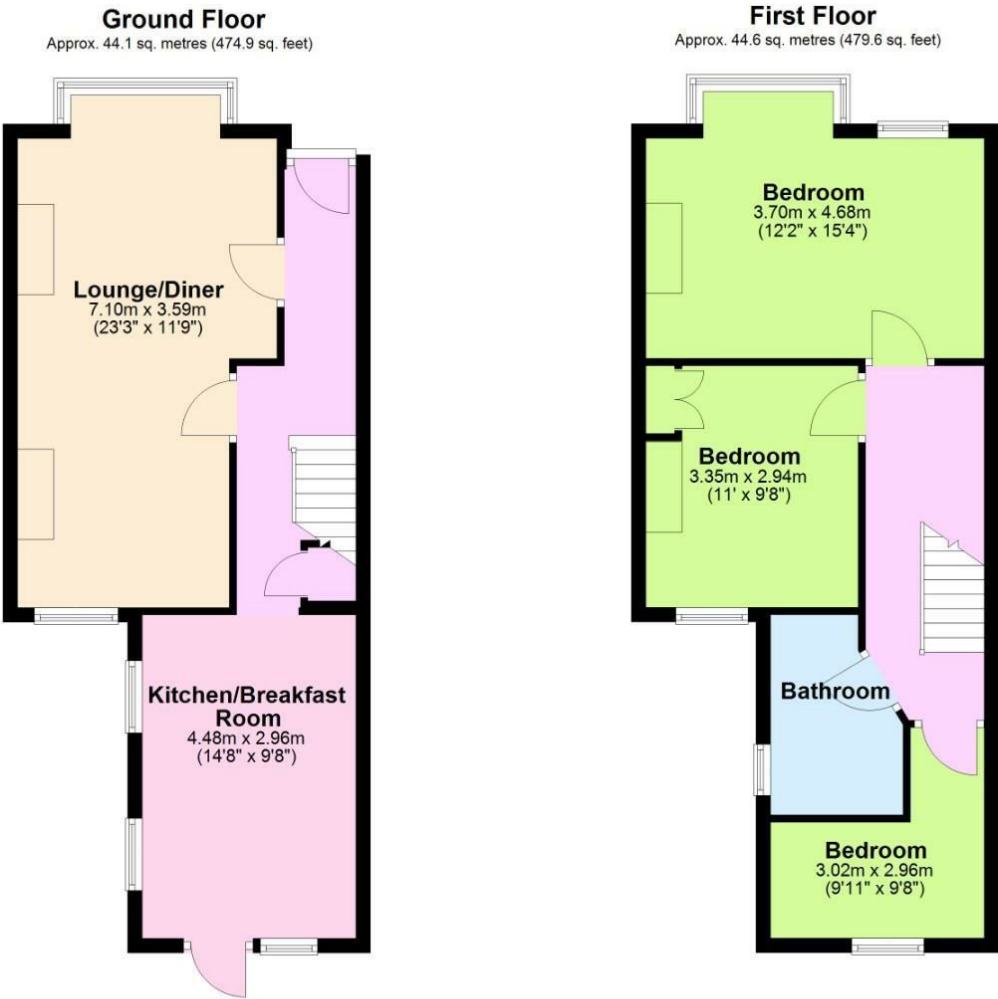
T: 01273 921133 E:

www.robertluff.co.uk

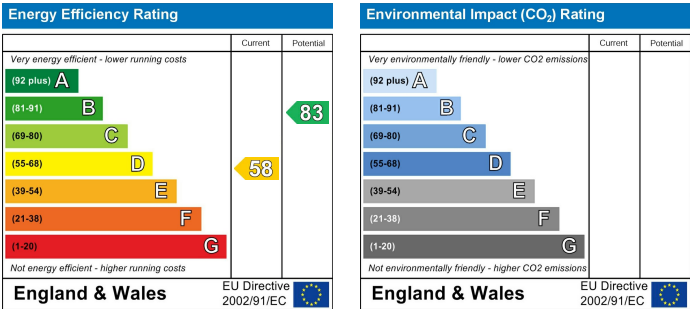


28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk





Total area: approx. 88.7 sq. metres (954.5 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.