



## St. Leonards Avenue, Hove

Guide Price  
£575,000  
Freehold

- 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

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## 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

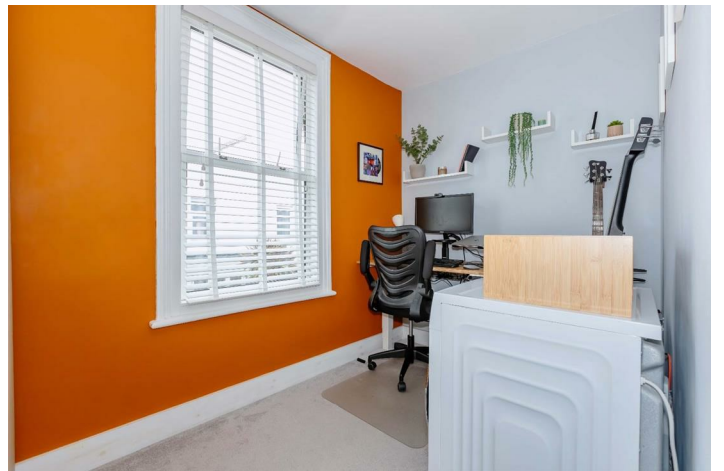
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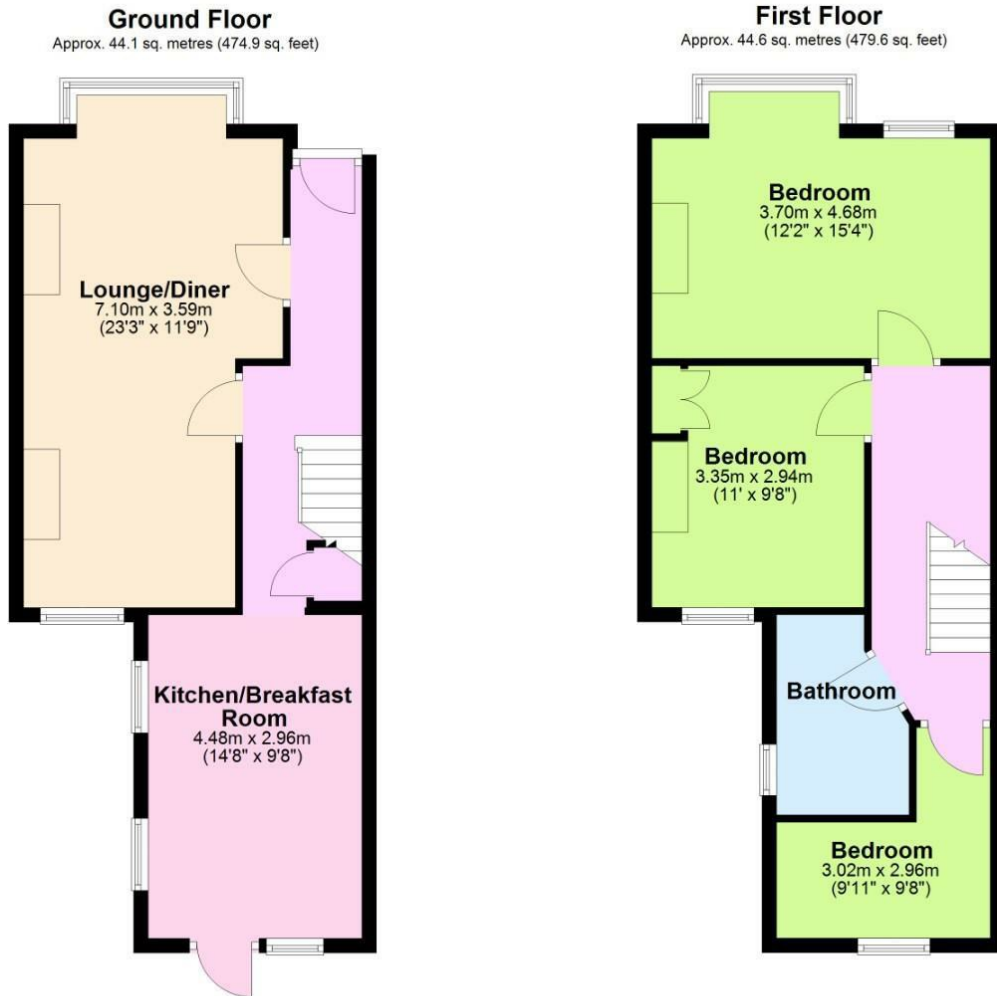


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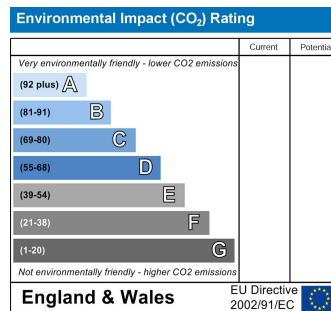
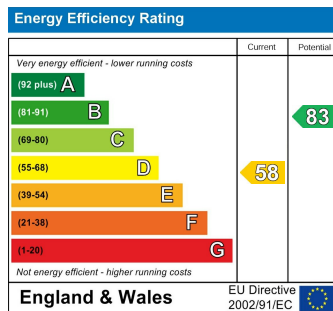


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# Floorplan



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



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