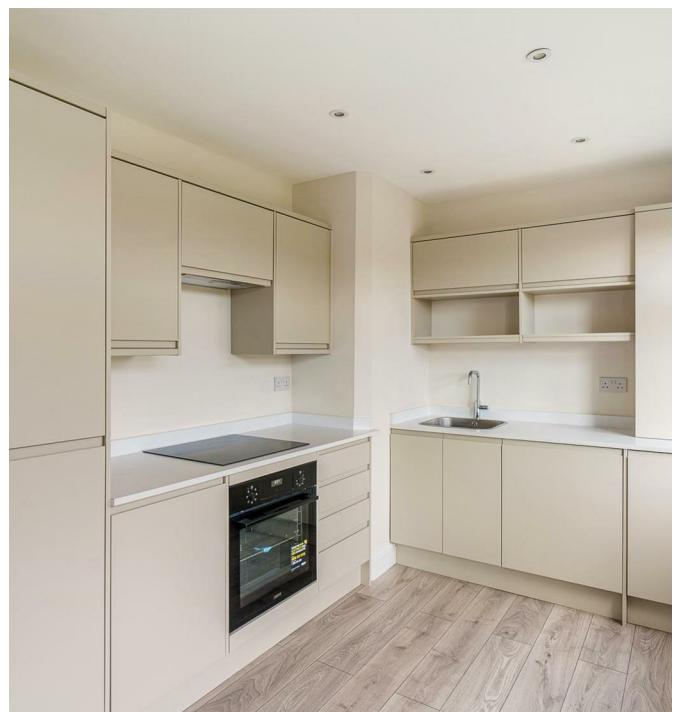




St. Leonards Gardens  
Hove

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H&N



# St. Leonards Gardens, Hove, BN3 4QA

**\*\*Guide Price £325,000 to £350,000\*\*** A charming, spacious and light two double bedroom, first floor apartment with own private entrance. This delightful home has a new fitted kitchen with space to dine, west aspect living room, new shower room and separate W.C.

Sold with no onward chain, this property presents a fantastic opportunity for those looking to settle in this desirable location off Hove seafront. Don't miss out on the chance to make this beautifully fully renovated flat your own.

Situated on the first floor, this apartment has been recently refurbished to a high standard, featuring new flooring, a new gas central heating system and boiler, new fitted kitchen, shower room and separate toilet. The property is fully double-glazed which provides a quiet and serene atmosphere inside the home.

The westerly aspect living room is a standout feature, offering a bright and airy space to relax and entertain. The kitchen is also a generous size with new fitted units and integrated low energy appliances which include a washing machine, fridge freezer, dishwasher, fan assisted oven and ceramic hob.

This first floor apartment is split level with one bedroom having pleasant views to the rear of the property and the second bedroom has views over the treelined avenue. In the bathroom there is a glazed enclosure with thermostatic mixer shower over and a stylish vanity unit with a back lit mirror above. There is a deep storage cupboard located on the landing.

## Location

Situated on a tree lined avenue that leads from Hove seafront to New Church Road, forming part of the Aldrington Estate. The properties are excellent examples of the English Arts and Crafts movement; traditional craftsmanship using simple forms and a variety of romantic and folk styles of decoration. The street takes its name from St Leonards Church situated at the

end of the road.

This convenient location is within easy access to local eateries, restaurants and convenience stores. Well served by the local bus services providing direct access to Brighton city centre and beyond, Portslade mainline train Station is less than half a mile in distance with its direct service to London Victoria. The property is situated within the catchment area of well regarded schools, Hove Lagoon is also easily accessible. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increased biodiversity.

## Additional Information

EPC rating: B

Internal measurement: 684 Square feet / 63.5 Square meters

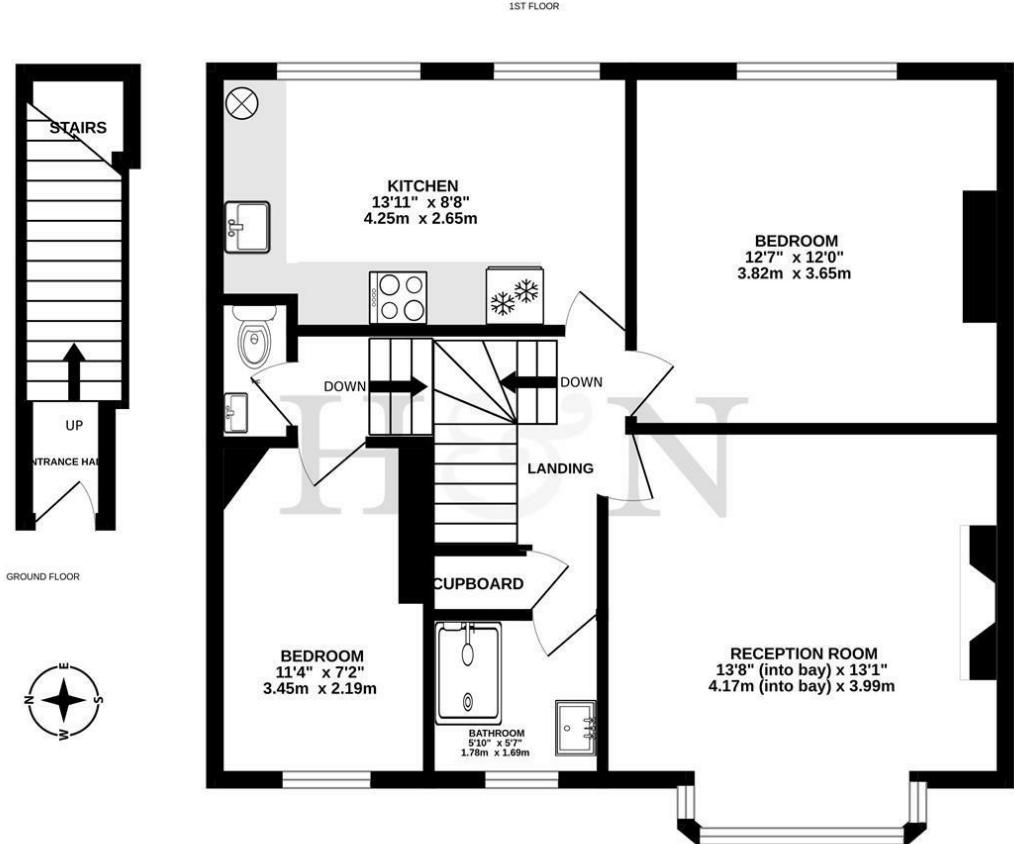
Tenure: Leasehold - 172 years remaining on the lease, (as advised by our client)

Maintenance charges: Ad hoc basis, self managed, 40% split of total outgoings, (as advised by our client)

Council tax band: D

Parking zone: R

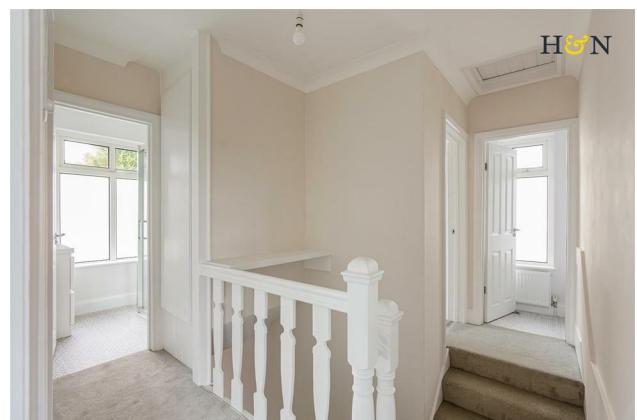
Heating: New central heating system - new Worcester gas boiler and new radiators installed.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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