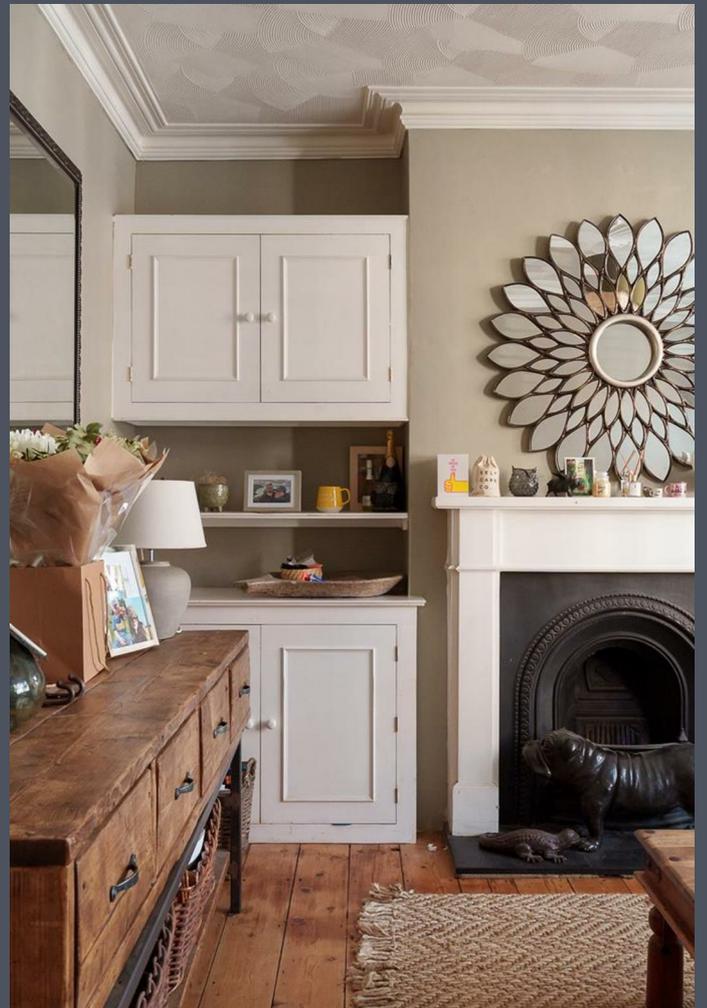




## St. Leonards Avenue, Hove

Guide price £675,000 to £700,000







# St. Leonards Avenue, Hove, BN3 4QJ

Guide Price £675,000 to £700,000

A beautifully presented Victorian terraced house offering a delightful blend of period features and modern living. Spanning an impressive 1,294 square feet, the property boasts four well-appointed bedrooms and two bathrooms, making it an ideal home.

This is a yellow brick fronted property which has an original Minton tiled path leading to the front door, setting the tone for the character that lies within. The spacious entrance hall features original dado rails and polished varnished floorboards, which flow seamlessly into the front and rear reception rooms. The front reception room is particularly inviting, showcasing a feature open fireplace flanked by bespoke fitted cupboards and shelving, along with a charming bay window adorned with wooden shutters.

The heart of the home is undoubtedly the open plan kitchen diner, which offers delightful views and access to the rear garden. The kitchen is fitted with sleek white gloss units and includes integrated appliances such as a dishwasher and oven, alongside a gas hob set into the worktop. There is space for a washing machine and fridge freezer, making it both functional and stylish.

On the first floor, you will find a spacious bathroom complete with a mixer shower over the bath, a Victorian-style sink, and a W.C. The two double bedrooms on this level feature charming original decorative fire surrounds, while the third bedroom is versatile enough to serve as a single bedroom, office, or dressing room. Ascending to the top floor, the impressive double bedroom boasts an ensuite shower room, built-in wardrobes, and eaves storage.

This property is fully double glazed, with sash-style windows that maintain its period charm while ensuring a warm and practical living environment. The rear garden is a true delight, landscaped for low maintenance and featuring a slate paved patio, decking with seating areas, a mature olive tree, and convenient outside storage.

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## Location

St. Leonards Avenue is located off Hove seafront, south of New Church Road, close to Hove Lagoon and Western Lawns. Portslade mainline train Station is less than half a mile in distance with its direct service to Gatwick and central London and the local bus services provide direct access to Brighton city centre and beyond.

This convenient location is within easy access to local eateries, restaurants and independent stores as well as nearby super markets and is situated within the catchment area of well regarded schools. Hove Lagoon is within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away. The property also has easy access to the seafront that includes Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. Many hospitality venues are also located here, including Rockwater and Babble restaurants.

In addition, Wish Park and Hove seafront are close by where you can enjoy sea front walks in either direction along the coast. Benfield Valley Nature Reserve is just over a mile in distance to the north of the property, this beautiful reserve links Brighton and Hove to the South Downs national park, ideal for walkers and children to explore.

## Additional Information

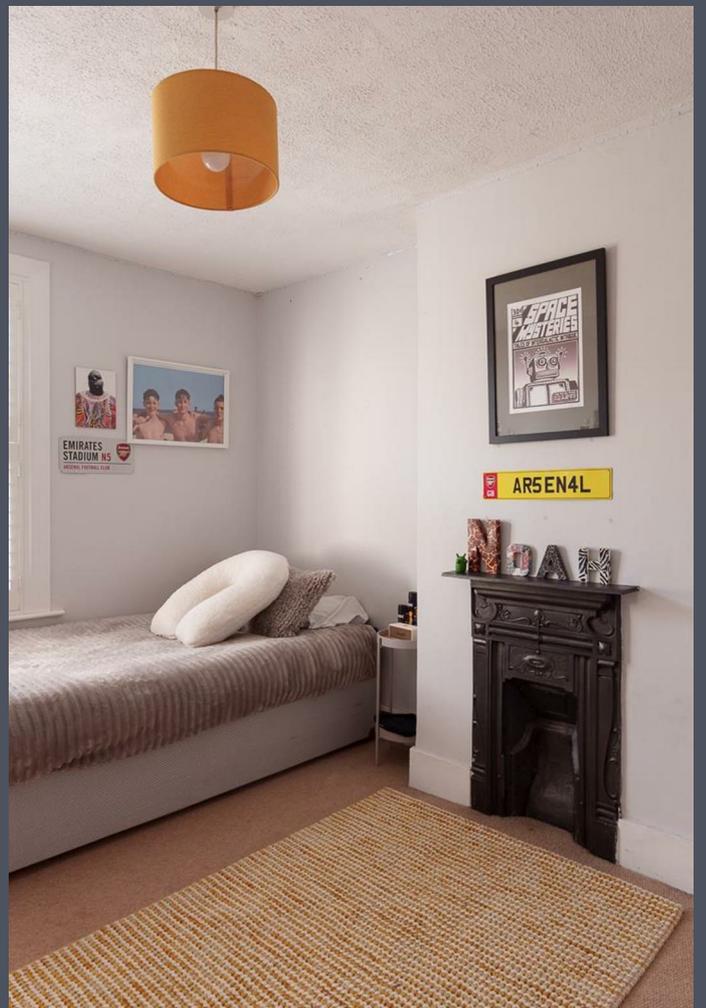
EPC rating: D

Internal measurement: 1,294 Square feet / 120.4 Square meters

Council tax band: C

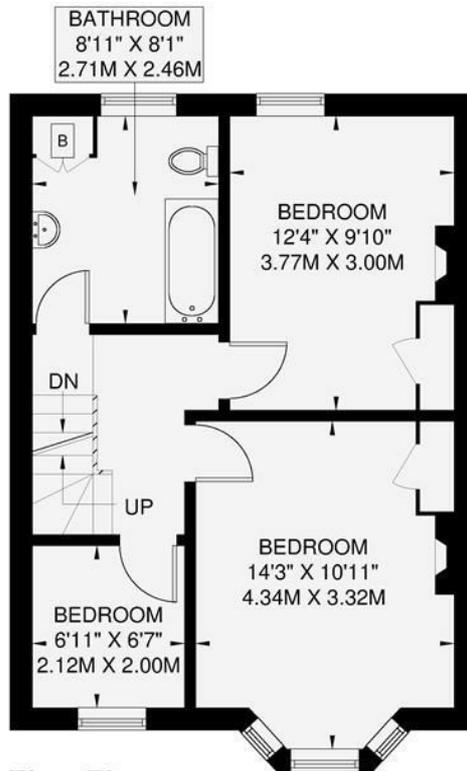
Parking zone: L





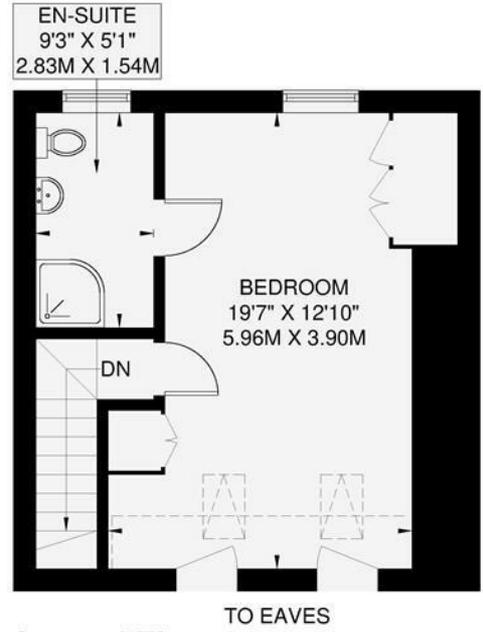


**Ground Floor**  
45 sq m / 484 sq ft



**First Floor**  
44.4 sq m / 477 sq ft

**H&N**



**Second Floor**  
31 sq m / 333 sq ft

**Approximate Gross Internal Area (Excluding Store)**  
120.4 sq m / 1294 sq ft  
**Including Limited Use Area Of**  
3.1 sq m / 33 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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- |   |                              |      |                             |
|---|------------------------------|------|-----------------------------|
| → | Measuring Points             | (CH) | Ceiling Height              |
| S | Storage Cupboard             | T    | Hot Water Tank              |
| W | Fitted Wardrobes             | FF   | Integrated Fridge / Freezer |
| ↖ | Garden Shortened for Display | □    | Head Height Below 1.5m      |
| ↗ | Skylight                     | B    | Boiler                      |

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