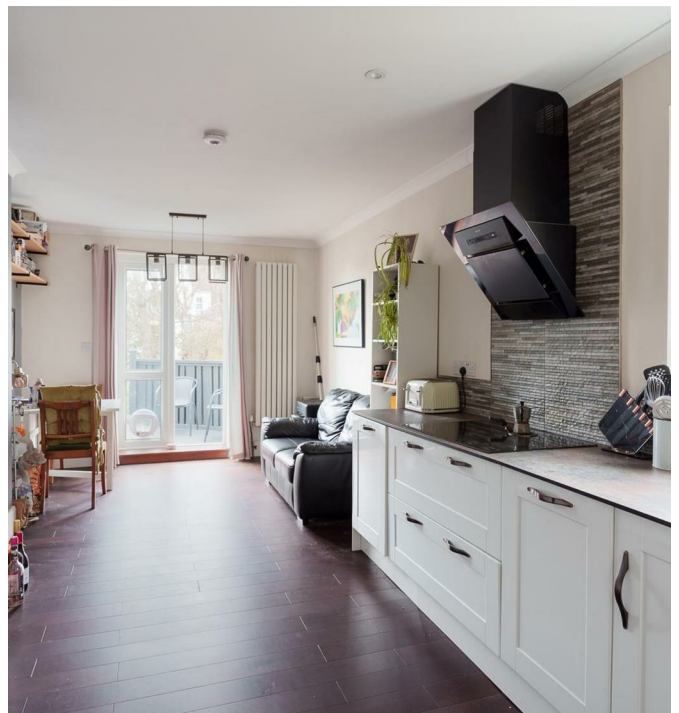


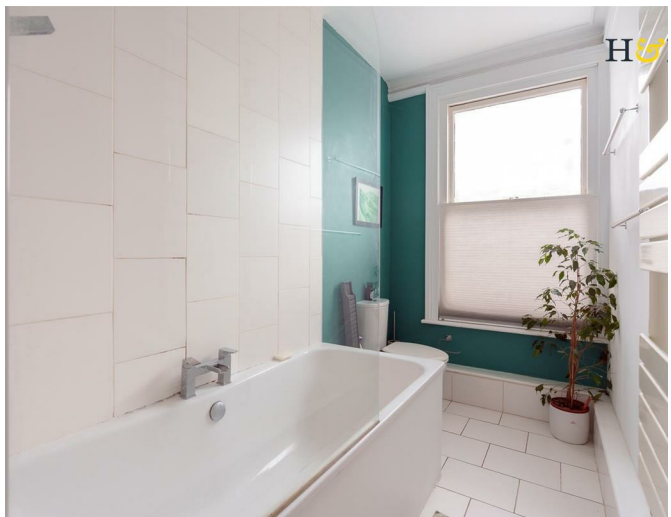


St. Leonards Road
Hove

HEALY
& NEWSOM

EST. 1990





St. Leonards Road, Hove, BN3 4QS

Guide Price £375,000 to £400,000

This delightful first-floor flat conversion offers a perfect blend of character and modern living, this property is a rare find and is sure to appeal to those looking for a harmonious blend of indoor and outdoor living.

Located in a street of attractive Victorian houses, this property has a well presented front garden with a Minton tile path leading to the charming original front door. Once inside the entrance hall, stairs ascend to the first floor where there is a spacious kitchen diner and double doors open onto a balcony that has steps down to the west-facing rear garden, ideal for enjoying the sun at any time of the day. The kitchen is fitted with sleek white gloss units and comes equipped with an integrated fridge freezer, oven, microwave, and dishwasher, making it a dream for any home cook.

One of the standout features of this property is the private rear garden, which is a wonderful asset. It includes a lawn area and a raised decked section at the end, there is also a patio seating area and the garden includes mature horse chestnut trees, shrubs and floral borders, providing a serene outdoor retreat.

The front aspect living room is a true highlight, featuring an original fire surround and mantle piece, high ceilings adorned with original cornice, a dado rail and a bay window with built-in storage underneath. This space is perfect for relaxation or entertaining guests. The double bedroom is equally charming, boasting another original fireplace and two double wardrobes, a west-facing window provides lovely views of the garden.

The modern bathroom is well-appointed, featuring a mixer shower over the bath, a sash window, and a stylish vanity unit with a marble sink. This well maintained property is sold with a share of the freehold and any outgoings are divided with the one other flat owner on an ad hoc basis.

Location

St. Leonards Road 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, 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 convenience stores as well as nearby super markets and is situated within the catchment area of well regarded schools. Hove promenade is moments away with the new Hove beach park development that includes an outdoor sports hub with a café, terrace gardens, wheeled sports areas, a skate plaza, pump track and tennis courts. 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

(Outgoings as advised by our client)

EPC rating: D

Internal measurement: 68.7 Square metres / 738 Square feet

Tenure: Share of Freehold - Lease 970 years remaining, no ground rent.

Maintenance charges: 50% split of any outgoings with the ground floor flat, self managed.

Council tax band: B

Parking zone: L



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 a 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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