St. Leonards Avenue, Hove

Guide price £575,000 to £600,000

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St. Leonards Avenue, Hove, East Sussex, BN3 4QJ

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A beautifully updated end-terrace Edwardian home, offering a delightful blend of original features and modern comforts. With two reception rooms, two bedrooms and a well-appointed bathroom, this property is perfect for those seeking a stylish yet practical living space. As you enter, you are greeted by a welcoming entrance hall that showcases the original staircase, complemented by bespoke selection of cupboards and convenient pull-out shoe storage. The dual-aspect living room is bathed in natural light from the south and west facing windows and features a Chesney wood-burning stove flanked by fitted shelving and cupboard, creating a warm and inviting atmosphere. The second reception room provides versatility, easily transforming into a third bedroom, dining room or home office to suit your needs.

The heart of the home is undoubtedly the kitchen breakfast room, which has views over the rear garden. Recently fitted with integrated appliances, solid walnut wood work surfaces and a matching breakfast bar, this space is designed for both functionality and style. Featuring underfloor heating, a pull-out larder, a five-ring gas hob, integrated dishwasher and double oven make this kitchen a chef's dream. Upstairs, the original floorboards have been lovingly restored, and both double bedrooms retain their charming original fire surrounds. The front bedroom features a bay window and a fitted double wardrobe, providing ample storage. The spacious bathroom is a sanctuary, complete with a double-ended bath, a separate shower enclosure and deep airing and utility cupboards that accommodate a washing machine, dryer and boiler.

The rear garden has an easterly aspect and is open to the south, adorned with raised borders and mature dwarf Eucalyptus trees, evoking a Mediterranean feel. A shed with power and lighting adds practicality, while the characterful wall surrounding the paved seating areas creates an inviting outdoor space.

Location

St. Leonards Avenue is located off Hove seafront, south of New Church Road, close to Hove Lagoon and café. 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: 996 Square feet / 92.6 Square meters
Council tax band: C
Parking: Light touch Permit holder parking in zone L

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Approximate Gross Internal Area
92.6 sq m / 996 sq ft
Including Limited Use Area Of Store
3 sq m / 32 sq ft

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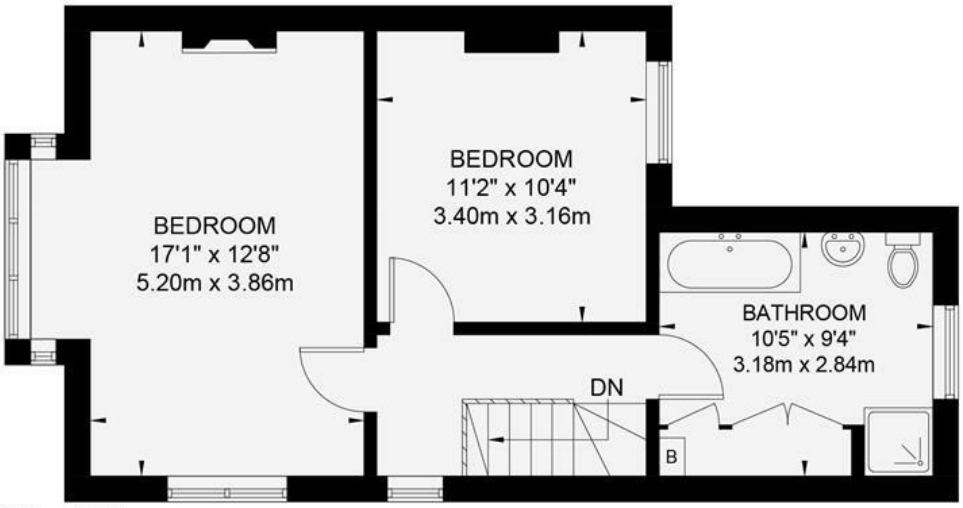
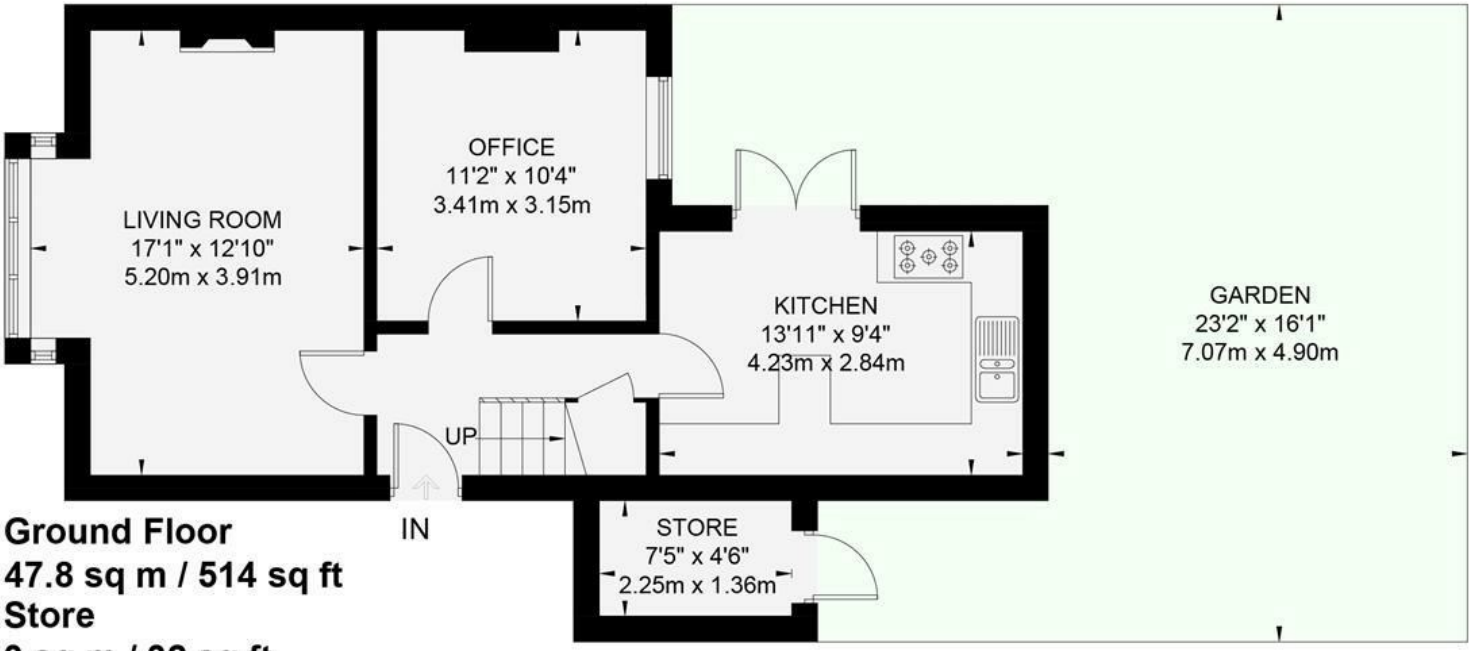


First Floor
44.8 sq m / 482 sq ft



Ground Floor
47.8 sq m / 514 sq ft
Store
3 sq m / 32 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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