



St. Leonards Avenue
Hove

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EST. 1990





St. Leonards Avenue, Hove, BN3 4QN

Offers in excess of £580,000

A beautiful, Victorian terrace house in a fantastic Hove location just moments from the seafront. With red brick and bay fronted elevations under a tiled roof, the property enjoys spacious accommodation arranged over two floors with gas central heating and double glazing throughout. Immaculately presented with a wonderfully bright and airy feel, a modern interior and offering two reception rooms, a clean crisp contemporary kitchen with separate utility room to the ground floor. To the first floor there are two double bedrooms and a generously proportioned bathroom. Furthermore the property boasts a much desired WEST facing garden and potential to extend subject to the necessary consents.

Location

St Leonards Avenue is situated at the Western end of New Church Road, running south towards the sea and is within easy access of Boundary Road thoroughfare where local bars, restaurants and convenience stores can be found. There are also many buses that operate in the area affording access to Brighton Town Centre and beyond. Portslade Train Station is less than half a mile away with its direct service to London Victoria. Hove Lagoon is also easily accessible where you can find a popular play area for children, and of course, enjoy the sea front walks.

Accommodation

Externally, the property has a low walled, low maintenance front garden with a pathway leading to the period style, timber framed front door.

Once inside the property you'll be pleasantly surprised by the light and airy interior. The hallway is laid to cool ceramic tiling with the luxury of underfloor heating, with doors to all principle ground floor rooms and a staircase with original balustrade rising to the first floor.

Enjoying a dual aspect, the through living/dining room has a crisp white décor and is tastefully styled with engineered oak flooring, ambient spotlighting and a large box bay window dressed with contemporary Plantation shutters. The picture rail remains and there are two beautiful cast iron fireplaces (one working) with decorative surrounds and period tiled inserts. Double glazed French doors give direct access to the private rear garden.

At the end of the hall, the well designed kitchen is contemporary in style and spacious having had the chimney breast removed, with a frosted glass sliding door. Laid to ceramic tiling and comprising a range of white gloss wall and base units with a wood block work surface and green tinted glass splash back. There is an inset four ring gas hob with oven under and extractor hood above, a large contemporary stainless steel sink and drainer with mixer tap, as well as space and plumbing for an

under-counter dishwasher. Before the door that provides direct access to the rear garden, alcoves with work surface provide space and plumbing for a washing machine and tumble dryer and space for a free standing fridge freezer.

To the first floor half landing, the family bathroom is generously proportioned and wonderfully bright with a westerly aspect. With cottage style wood panelling and Herringbone tile effect flooring; comprising a Victorian style suite with a freestanding roll top bath, a recently installed separate walk in shower, pedestal wash basin and close coupled WC. There is good size built in airing cupboard to the chimney recess and a wall mounted boiler.

Bedroom two over looks the private rear garden and also enjoys a westerly aspect; A good size double room with an original decorative cast iron fireplace.

With a large box bay window and Plantation shutters, to the front of the property, the main bedroom is spacious and offers a bank of wardrobes along one wall. Laid to dark wood floors with exposed brick accents to the walls and having a beautiful cast iron decorative fireplace.

Outside

The wall enclosed private garden is of low maintenance with paved tiles and enjoys a much desired westerly aspect. With pebbled borders and an array of shrubs, plants and pretty rose bushes, this space is the perfect spot for alfresco dining.

Additional information

EPC rating: D

Internal measurements: 914 Square feet / 85 Square metres

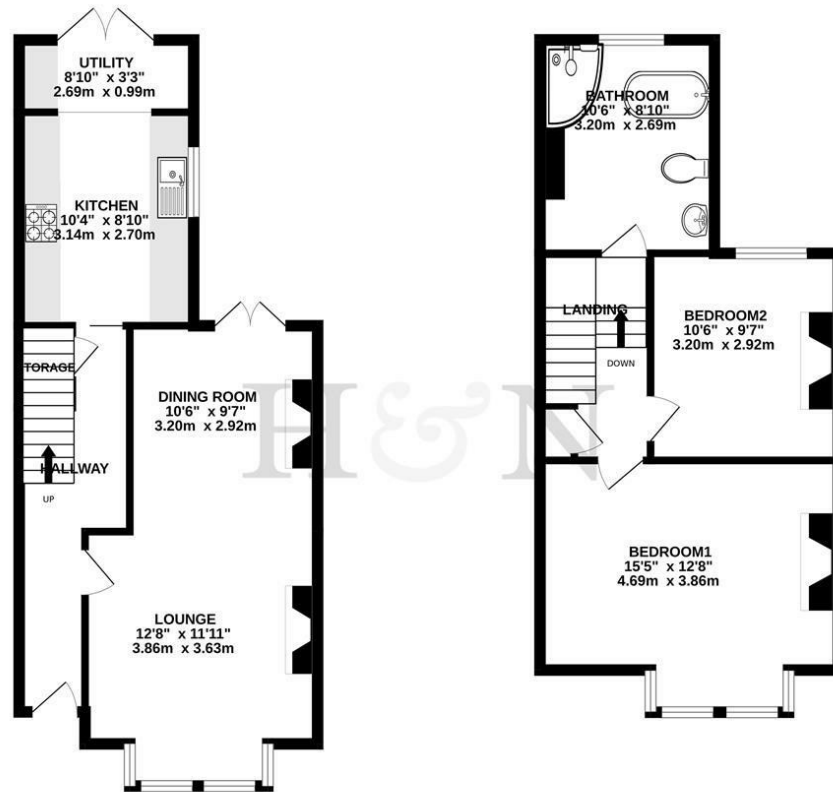
Council tax band: C

Parking zone: L

Tenure: Freehold

GROUND FLOOR

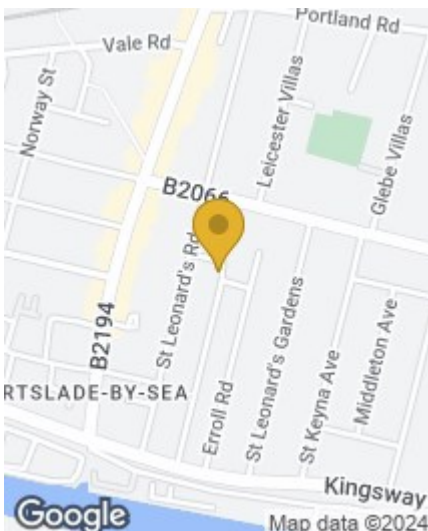
1ST FLOOR



TOTAL FLOOR AREA: 914sq.ft. (84.9 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 misstatement. 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

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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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