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St. Leonards Gardens, Hove

£895,000

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# St. Leonards Gardens, Hove, East Sussex, BN3 4QB

An impressive house offering a perfect blend of modern living and comfort with a west facing garden. This property boasts not only a prime location but also an array of impressive features that make it a dream home for any discerning buyer. Spanning an expansive 1,674 square feet, the property has two inviting reception rooms, four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

A luxury fully insulated garden room provides a peaceful place to work, or to have as a gym or simply as another living space to relax in or entertain.

Natural light flows through the property, a true highlight is the open plan kitchen diner with living area that has bi-fold doors open directly onto a beautiful private garden, perfect for enjoying sunny afternoons. This contemporary space is perfect for entertaining and features a wood burner stove that adds a touch of warmth and character.

There is elegant oak wood flooring throughout the ground floor, enhancing the home's sophisticated appeal and a delightful bay-fronted living room providing a cosy snug with feature fireplace and bay window. A convenient utility room adds practicality to daily living, while off-road parking ensures ease of access. Gated side access leads to the secluded rear garden, offering a tranquil retreat for relaxation or outdoor activities.

The first floor comprises of three well-appointed bedrooms, complemented by a modern bathroom that caters to the needs of the household. The top floor has a generously sized double bedroom with an ensuite wet room and a walk-in wardrobe. This room not only provides a luxurious personal space but also has a sea view, making it a perfect sanctuary.

This property is a rare find, combining stylish living spaces with functional design, all within a desirable location.

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## Location

St. Leonards Gardens is located off Hove seafront, south of New Church Road, in close proximity to Wish Park, Western Lawns and Hove Lagoon. 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 area of Hove is a fantastic residential location with a strong sense of community and offers easy access to well regarded schools and nurseries, there are also comprehensive shopping facilities found in Boundary Road and Church Road, Hove. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes an outdoor sports hub with a café, terrace gardens, wheeled sports areas, a skate plaza, pump track and tennis courts. Wish Park with its café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

Portslade mainline train station is approximately half a mile in distance, for those needing to commute. There is quick access to the Old Shoreham road with its direct links to the A27, regular bus services situated at the end of the road, afford access to all parts of the city and neighbouring towns.

## Additional Information

EPC rating: C

Internal measurements: 1,674 Square feet / 155.5 Square metres

Council tax band: D

Parking zone: L

Tenure: Freehold

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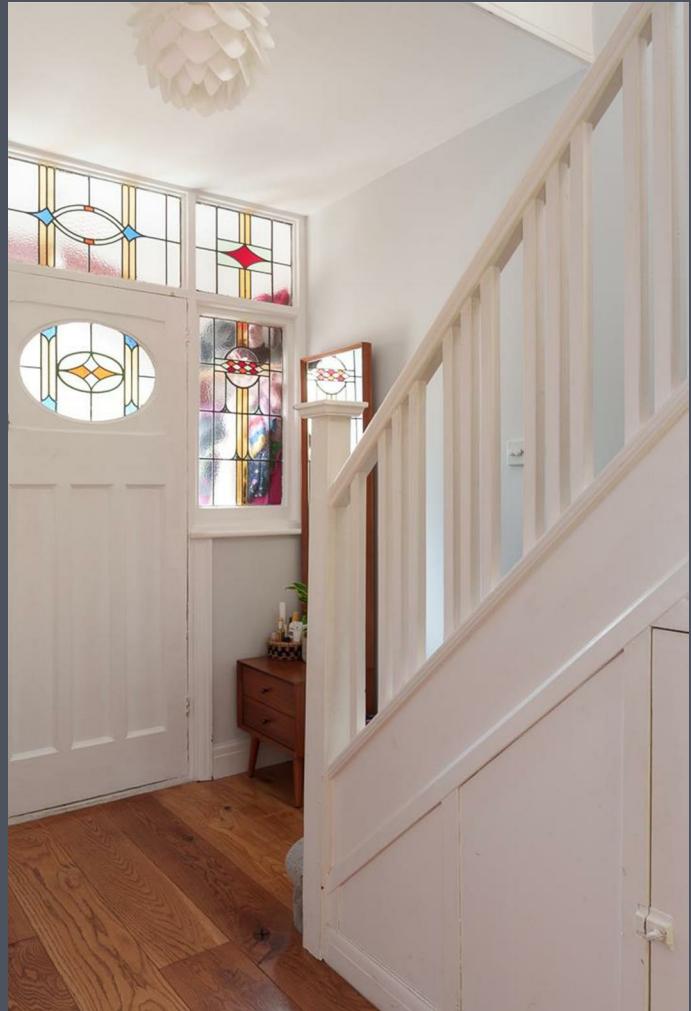


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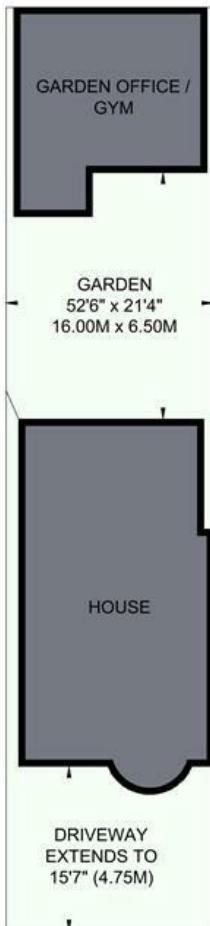




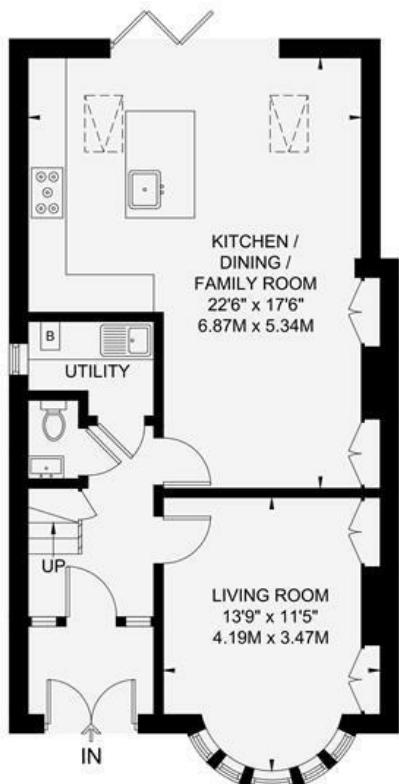
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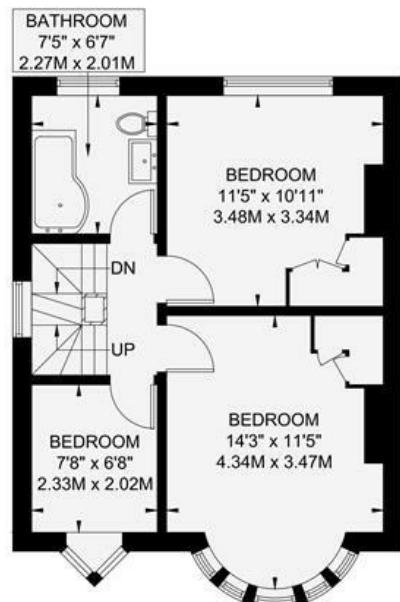
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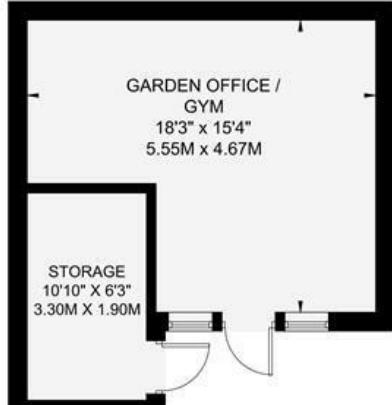
Site Plan



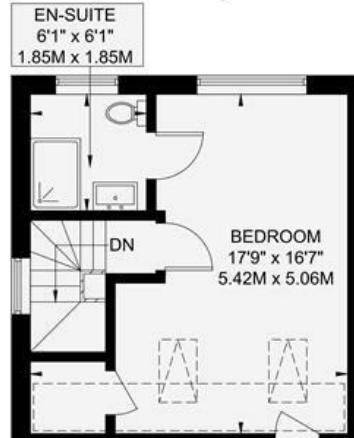
Ground Floor  
58.9 sq m / 634 sq ft



First Floor  
40.8 sq m / 439 sq ft



Outbuilding  
28.5 sq m / 307 sq ft



Second Floor  
27.3 sq m / 294 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		Ceiling Height
	Storage Cupboard		Hot Water Tank
	Fitted Wardrobes		Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight		Boiler



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