



3 Leighton Road

Hove, BN3 7AD



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## Offers over £650,000

Perfectly positioned in the sought-after Artists' Corner of Hove, this three-bedroom semi-detached home offers over 1,200 sq. ft. of versatile living space and presents an exciting opportunity to modernise and extend (STNC).

Upon entering, the property showcases its charming character, with high ceilings and period proportions throughout. To the front, the bay-fronted living room is filled with natural light and features a focal fireplace. A separate dining room sits behind, providing an ideal setting for entertaining and offering direct access to the west-facing garden.

The kitchen to the rear is generous in size, arranged as a sociable kitchen/dining space with ample storage and worktop areas. Overlooking the garden and filled with natural light, it offers excellent scope to create a contemporary open-plan kitchen family room, perfectly suited to modern living.

Upstairs, the principal bedroom enjoys a large bay window and access to a private balcony, an ideal spot for morning coffee in the sun. Two further bedrooms provide flexible accommodation for family, guests or home working, alongside a bathroom and separate W/C. There is also potential to extend into the loft (STNC), allowing buyers to further enhance the living space.

Externally, the west-facing garden is a standout feature, offering a private and sunny setting for outdoor dining, entertaining and relaxation.

Located in the desirable Artists' Corner, the property is within easy walking distance of Hove mainline station, Aldrington station, and Hove Park, while Church Road and Poet's Corner offer an excellent selection of coffee shops, restaurants and local shops. The seafront is also within convenient reach, making this an ideal home in one of Hove's most popular residential locations.

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Approximate Gross Internal Area = 112.20 sq m / 1207.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson  
Keehan