

56 St. Leonards Road

Hove, BN3 4QS

Guide price £900,000

Guide Price £900,000-£950,000 - A stunning four bedroom Victorian family home that provides lovely high ceilings and generously sized rooms throughout. This extended Hove property boasts three bathrooms, a lovely west facing garden and offers a superb location being just moments from the seafront and a host of popular schools and amenities.

Stepping inside, you have a grand bay-fronted living room with feature open fire place to the front of the property offering the perfect place to unwind and relax. Set behind is another great sized reception room, which could be used as a dining room, study or childrens playroom. Completing the ground floor's accommodation is the beautiful kitchen/dining room which bathes in natural sunlight via it's dual aspect windows and contemporary bi-folding doors. The beautiful Neptune kitchen is elegant in design and benefits from a range of integrated appliances.

Moving upstairs to the first floor, three double bedrooms can be found with the rear bedroom enjoying en suite shower room and the expansive bay-fronted bedroom enjoys built-in wardrobes. Also found on this level is a luxury family bathroom.

Lastly, on the top floor is a huge double bedroom that benefits from a dedicated study area and en suite shower room.

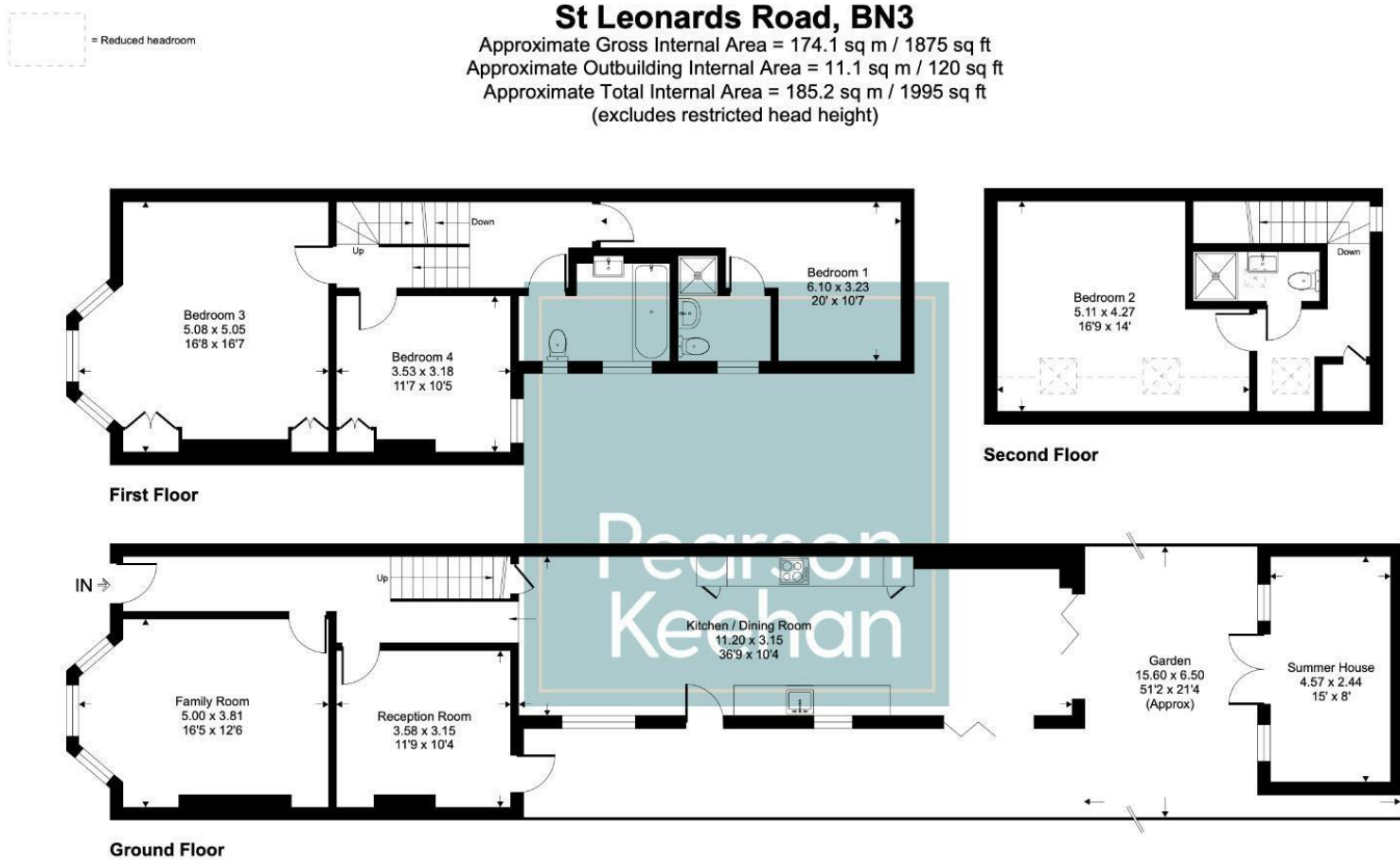
Outside, the large sunny west-facing walled garden is surrounded by mature planting. A paved area just outside the kitchen offers a tranquil space to enjoy al fresco dining whilst the lawned area offers the perfect space to roam and enjoy family games. At the bottom of the garden is an outhouse that could be utilised as detached home office, or simply for added storage.

The property's excellent location means you are just a short stroll away from Hove seafront, numerous coffee shops, restaurants, supermarkets and several local schools. For commuters, Portslade Station is less than half a mile away providing direct links to London & Gatwick whilst numerous bus routes can be found at each end of the road making transport across the city seamless.



St Leonards Road, BN3

Approximate Gross Internal Area = 174.1 sq m / 1875 sq ft
Approximate Outbuilding Internal Area = 11.1 sq m / 120 sq ft
Approximate Total Internal Area = 185.2 sq m / 1995 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 		63	73
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

England & Wales

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