



St. Leonards Avenue, Hove, BN3 4QL

£1,350 Per month



- Private Patio
- Ground Floor
- Gas Heating

- Two double Bedroom
- Unfurnished
- Close to Boundary Road

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Summary

Located on St. Leonards Avenue, Hove, this ground floor flat offers a perfect blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples or a single occupant. One of the standout features of this home is the private patio, offering a lovely outdoor space to enjoy the fresh air.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly into a functional kitchen area, which is well-equipped for all your culinary needs.

Situated close to Boundary Road, residents will benefit from a variety of local shops, cafes, and transport links, enhancing the overall appeal of this property. With its prime location and charming features, this house presents an excellent opportunity for those looking to embrace the vibrant lifestyle that Hove has to offer. Don't miss the chance to make this lovely home your own.

Lounge

Good size front facing lounge with wooden affect flooring

Bedroom One

Double Bedroom with carpet

Bedroom Two

Double bedroom with carpet

Kitchen / diner

L shape modern kitchen with marble affect work top. Plumbing for a washing machine and space for a fridge.

Bathroom

Compact bathroom with bath, over head shower, wash hand basin and WC.

Patio

Private patio at the rear

other information

EPC - C

Council Tax - B

Parking zone - L

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

