



## St. Leonards Avenue, Hove, BN3 4QL

**£1,500 Per month**

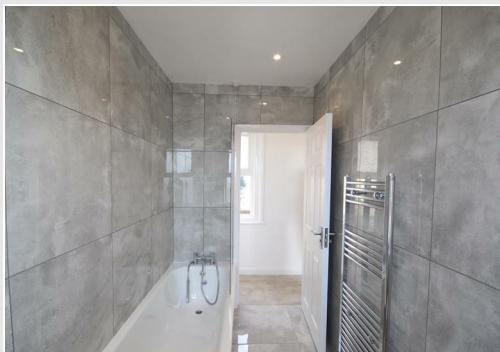


- Spacious First Floor Flat
- Two Double Bedrooms
- Neutral Decor & Carpets
- Available February
- Sole Agent

- Bright Lounge With Harbour / Sea views.
- Bathroom With Shower
- Gas Central Heating
- Un-Furnished
- Viewing Advised

# St. Leonards Avenue, Hove, BN3 4QL

## £1,500 Per month



### Summary

An attractive first floor flat situated in a popular location, close the beach and Hove Lagoon.

The accommodation is spacious, well planned and benefits from gas central heating and double-glazed windows. There is a lounge with harbour views, modern kitchen, two double bedrooms and a fully tiled bathroom. The nearby Boundary Road provides good local shopping facilities along with popular restaurants and coffee shops. Portslade railway station is close by along with bus services which provide access to most parts of Brighton and Hove.

VIEWING RECOMMENDED

### Ground Floor Entrance Hall

Stairs rising to first floor split level hallway / landing

### Lounge

Spacious double aspect living room with views across Shoreham Harbour towards the sea.

### Kitchen

Fitted with modern contemporary units comprising cupboards, drawers and working surfaces.

Oven and hob, plumbing for washing machine. Wood effect flooring.

### Bedroom 1

16'6 x 13 (5.03m x 3.96m)

Spacious bright double bedroom with Harbour / Sea views.

### Bedroom 2

9'6 x 8'9 (2.90m x 2.67m)

Small double bedroom.

### Bathroom

Modern white contemporary suite with tiled walls and floor. Bath with shower over, vanity unit / basin, wc, extractor fan and window.

### Other Information

Council Tax Band- B. Parking Zone- L. EPC Rating- C.

### Energy Efficiency Rating

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

