



St. Leonards Avenue, Hove, BN3 4QL

£1,300 Per month



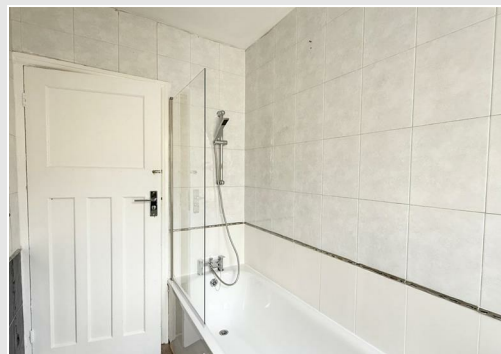
- Private Rear Garden
- Double bedroom
- Neutral Bathroom
- Minutes walk from Hove Lagoon



- Large Kitchen diner
- Bright Lounge
- Located just off Boundary Road
- Portslade Station Nearby

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Summary

Located just off Boundary Road, this beautifully presented one-bedroom property offers the perfect blend of space, comfort, and location. Boasting a large kitchen diner, a bright and inviting lounge, and a spacious double bedroom, this home is ideal for professionals or couples

The neutral bathroom provides a clean and modern feel, there is an additional single bedroom that could be used as a home office, while the private rear garden offers a rare and peaceful outdoor retreat – perfect for relaxing or entertaining.

Situated just minutes from Hove Lagoon and within easy reach of Portslade Station, this property enjoys all the benefits of a vibrant neighbourhood with shops, cafés, and seaside strolls right on your doorstep.

Lounge

9'10" x 12'5" (3 x 3.8)

Bright bay Window at the front of the property, Built in shelves, Neutral Décor

Bathroom

Tiled suite, Bath with overhead shower, Wc, Sink

Kitchen

Grey fitted kitchen with Marble effect worktop, Oven and Gas hob, Space for Fridge freezer and washing machine. Large room with ample space for a dining area. Back door access to private rear garden.

Bedroom 1

9'10" x 9'0" (3 x 2.75)

Double bedroom

Bedroom 2

9'2" x 5'10" (2.8 x 1.8)

Home office or small single bedroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	
(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 