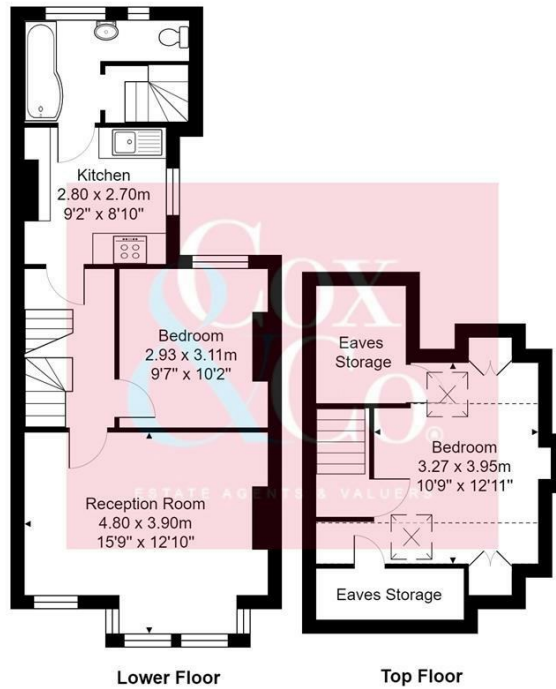




- First & Second Floor Maisonette
- Share of Freehold
- Modern fitted Kitchen
- Popular Location
- No Onward Chain
- Two Double Bedrooms
- Rear Garden
- Modern Bathroom
- Close To Seafront
- Vendor Suited

## St. Leonards Avenue, Hove

Price: £280,000 Share of Freehold



Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020

A superb two-bedroom maisonette with its own private street entrance, the property has two double bedrooms the master bedroom being on the second floor. A modern fitted kitchen and bathroom. Outside the property has a west facing rear patio garden. The property is also sold with the benefit of having a long lease and a share of the freehold.

The property is just off New Church Road and very close to local shops, deli's, family friendly pubs and cafés, the area also offers good local primary and secondary schools. Access to the city centre is made easy with close proximity to Portslade mainline train station. This station offers great links to London Victoria and London Bridge station. Buses run from New Church Road into the town centre and beyond. The popular family friendly Hove Lagoon is within walking distance.

For viewings please call Marc Cox at Cox & Co 01273 009966

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	75
(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	

