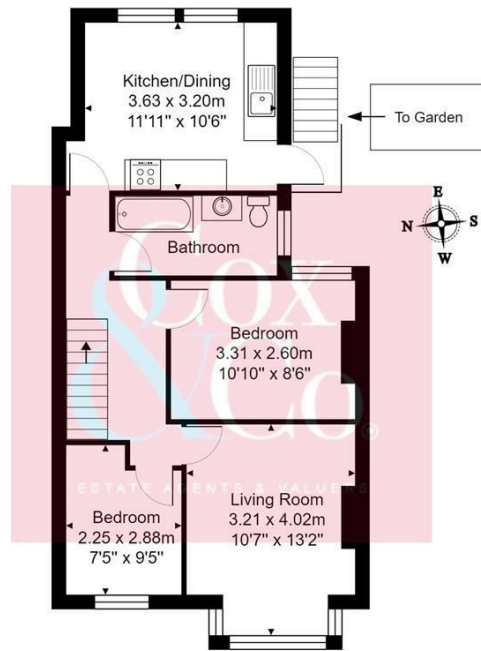




- Two Bedroom Garden Flat
- West Facing Living Room
- Family Bathroom
- Popular Location
- Close To Mainline Station
- South & East Rear Garden
- Kitchen Breakfast Room
- Close To Hove Seafront
- Sea Views
- Must be Viewed

St. Leonards Avenue, Hove

Price: £290,000 Leasehold



Total Area: 53.5 m² ... 576 ft²

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

Guide Price £290,000 - £300,000 A superb first-floor two-bedroom garden flat with its own private street entrance, the property has a spacious west-facing living room with attractive fire surround, two double bedrooms, a well-fitted kitchen & breakfast room, and a modern family bathroom. Outside the property has a south and east aspect rear patio garden. The property is also sold with the benefit of having a long lease.

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 with links to London Victoria and London Bridge. 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 Cox & Co 01273 00 99 66

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		70	
(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	