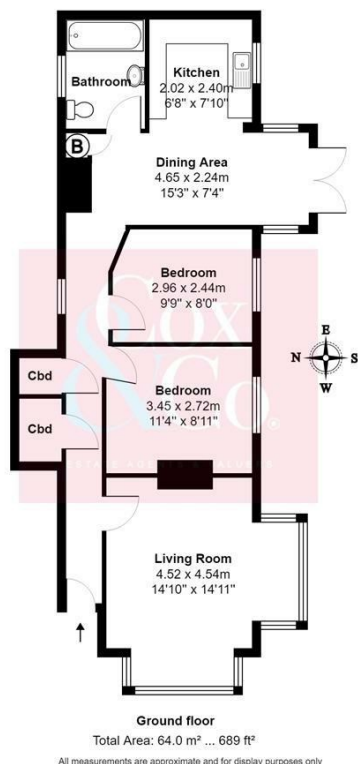




- Ground Floor Garden Flat
- South Facing Garden
- Dual Aspect Living Room
- Bathroom
- Popular Location
- Two Bedrooms
- No Chain
- Kitchen & Dining Room
- Direct Sea Views
- Ideal First Purchase

St. Leonards Avenue, Hove

Price: £270,000 Leasehold



Ground floor two-bedroom garden flat with its own private street entrance, the property has spacious south & west-facing living room, two bedrooms, kitchen & separate dining room, and a modern family bathroom. Outside the property has a south-facing rear patio garden with both easterly and westerly sea views.

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			
(69-80) C		65	74
(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	