



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

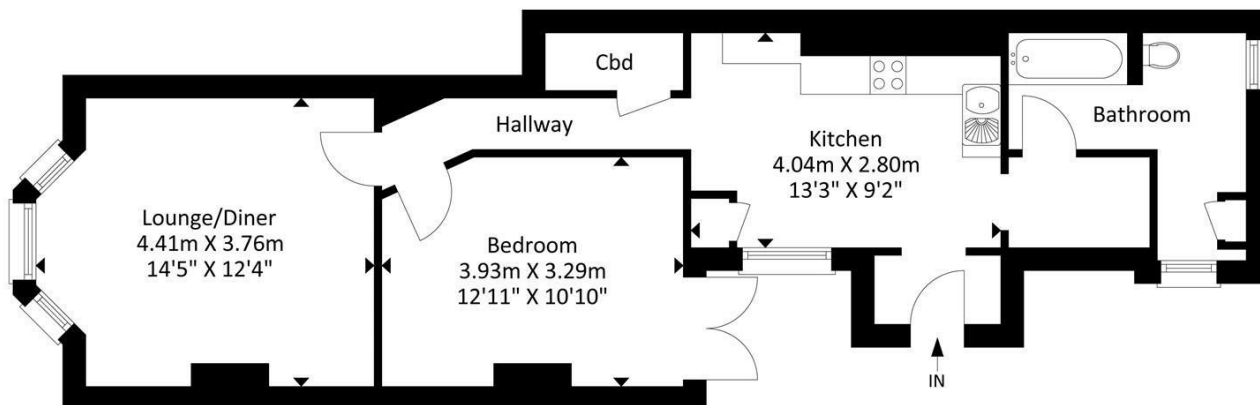
01273 00 99 66
coxandcohomes.co.uk



- Ground Floor Patio Flat
- Private Parking For Two Cars
- Double Bedroom
- Close To Mainline Station
- No Onward Chain
- Share Of Freehold
- Own Street Entrance
- Good Size Living Room
- Sought After Location
- Close To Hove Seafront

St. Leonards Road, Hove

Price: £300,000 Share of Freehold



Approximate Gross Internal Area = 54.80 sq m / 589.0 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Cox & Co are pleased to offer this converted one bedroom ground floor apartment with a private street entrance, patio and parking spaces for two cars that easily could be converted back into a private rear garden (subject to relevant permissions).

This apartment is considered to be good-sized having a separate kitchen, a spacious west facing lounge with a bay window, a double bedroom and a good size modern bathroom.

The property is located on a wide tree-lined road in the highly sought-after New Church Road area of West Hove. St Leonards Road runs between the Hove coast road (Kingsway) and New Church Road. Portslade mainline railway station is only 0.3 miles away with direct services to both London and Brighton city centres. The Boundary Road shopping district with its wide variety of independent and national shops, bars, cafes, and restaurants is also only 0.2 miles away.

This property is considered to be an ideal first purchase or a great investment and is sold with the benefit of having no onward chain.

For viewings, please contact Cox & Co on 01273 00 99 66.

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		
	61	74
England & Wales		
EU Directive 2002/91/EC		