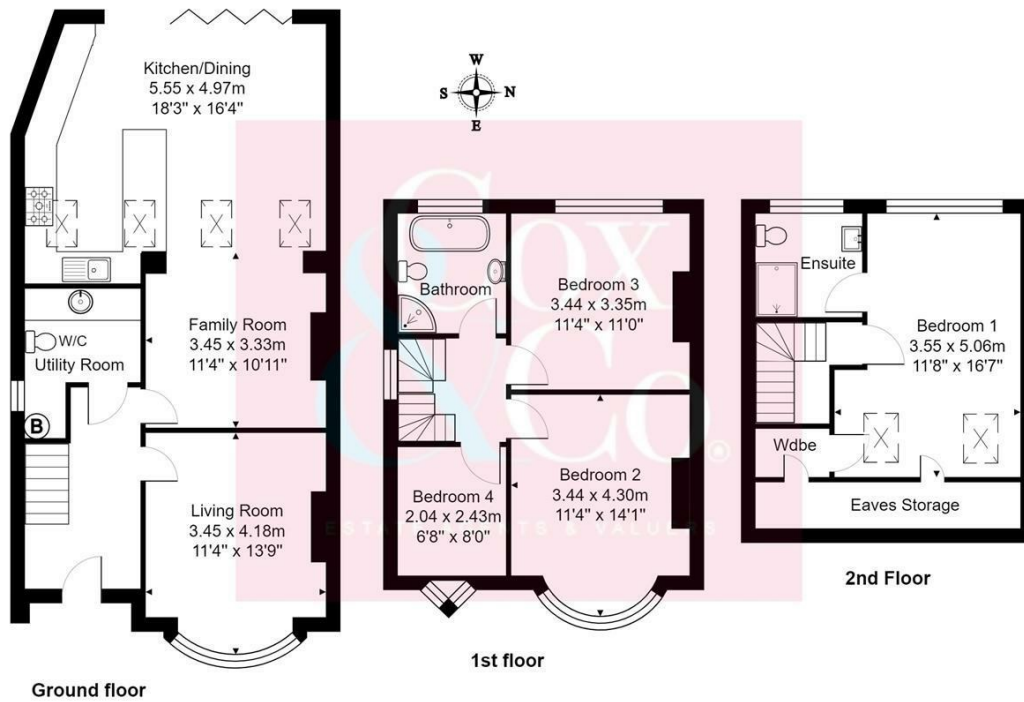




- Superb Four Bedroom House
- Garden Summer House
- So Close To Hove Seafront
- Sited Over Three Floors
- Off Street Parking
- Extended Open Plan Family Room
- West Facing Rear Garden
- Modern Open Plan Kitchen
- Family Bathroom
- En-Suite To Main Bedroom

## St. Leonards Gardens, Hove

Price: £850,000 Freehold



Total Area: 131.6 m<sup>2</sup> ... 1416 ft<sup>2</sup>

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

Cox & Co are proud to offer this fantastic extended family home located in the popular and highly sought after New Church Road District Of Hove. The property is extremely close to Hove seafront and is within 0.5 Miles of Portslade mainline railway station offering direct services to both Brighton and London city centres. The property is also located directly off the Brighton & Hove coast road (A259). Church Road Hove is only 1.3 miles away with all of its cafes bars and restaurants.

The property has been extended on the ground floor providing a fantastic open plan family room with door directly overlooking a lovely west facing rear garden. There is also a separate lounge and a utility room on the ground floor. One the first floor you have three bedrooms and a family bathroom.

You then have stairs leading up to a superb second-floor main bedroom extension which has been tastefully done with en-suite bathroom facilities.

Outside there is a lovely west facing rear garden (West Is best) and a summer house with potential to create a home office, there is a garage and additional off-street parking to the front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC