

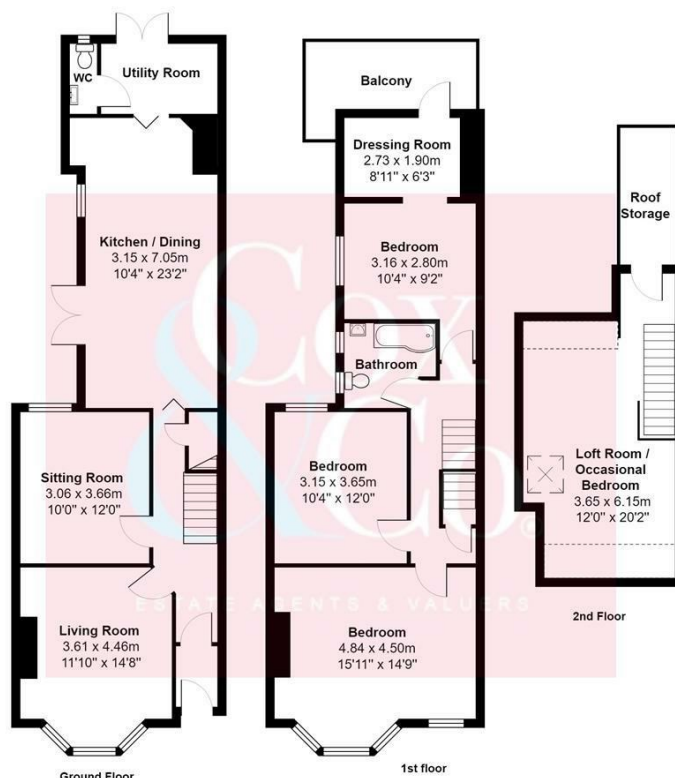


- Semi Detached Period Home
- West Facing Rear Garden
- Separate Lounge
- Potential To Extend (STP)
- Close To Mainline Station

- Three/Four Bedroom House
- Kitchen Dining Room & Utility
- Sitting Room & Snug
- Loft Room/Occasional Bedroom
- Popular & Central Location

Leicester Villas, Hove

Price: £800,000 Freehold



Total Area: 147.5 m² ... 1587 ft² (excluding balcony, roof storage)

All measurements are approximate and for display purposes only

Cox & Co in the very near future are pleased to bring to the market this three/four bedroom period semi-detached house located off the popular New Church Road district of Hove.

The property is ideally located as it is only 0.2 miles away from Portslade mainline railway station which offers direct services to both London & Brighton city centres. Excellent bus services can also be found at the top of the road on Portland Road offering services into central Brighton.

The popular Boundary Road shopping district with its range of independent retailers, coffee shops, bars and restaurants is also only 0.2 miles away.

The accommodation comprises on the ground floor you have a good size lounge with a separate dining room to the rear, a modern fitted kitchen diner with utility space and separate WC. On the first floor there are three bedrooms and a family bathroom. You then have stairs to the second floor which has a loft room or occasional bedroom.

Outside you have a west facing rear garden with side access and a side patio.

The property still has great potential to extend both in the roof and on the ground floor subject to planning permission.

For viewing please call Cox & Co on 01273 00 99 66

