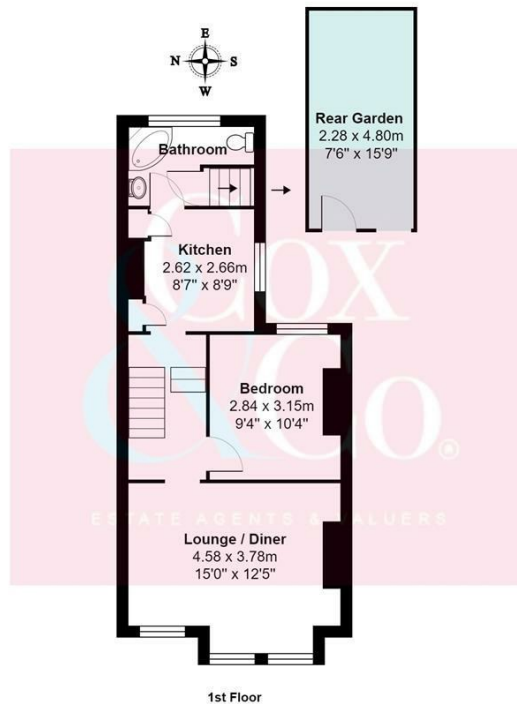




- First Floor Converted Flat
- West Facing Lounge
- Rear Patio Garden
- Good Size Modern Kitchen
- Popular New Church Road Location
- Close To Mainline Station & Shops
- Long Lease Over 150 Years
- No Onward Chain

St. Leonards Avenue, Hove

Price: £235,000 Leasehold



1st Floor

Total Area: 43.2 m² ... 465 ft² (excluding rear garden)

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this first-floor one-bedroom converted patio flat to the market. The property is being sold with the benefit of having no onward chain. The property also benefits from being sold with at least 150 unexpired lease length.

The accommodation is laid out as follows. You access the flat via a shared entrance with the ground-floor flat via your own private front door to the first-floor landing. There is a good size west-facing lounge, a double bedroom, a modern fitted kitchen and a bathroom with stairs downstairs to the rear patio garden.

The property is ideally located towards the westerly end of New Church Road and is ideally situated as it is close to Portslade mainline railway station and the popular Boundary Road shopping district with all of its independent retailers, coffee shops, bars and restaurants.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	