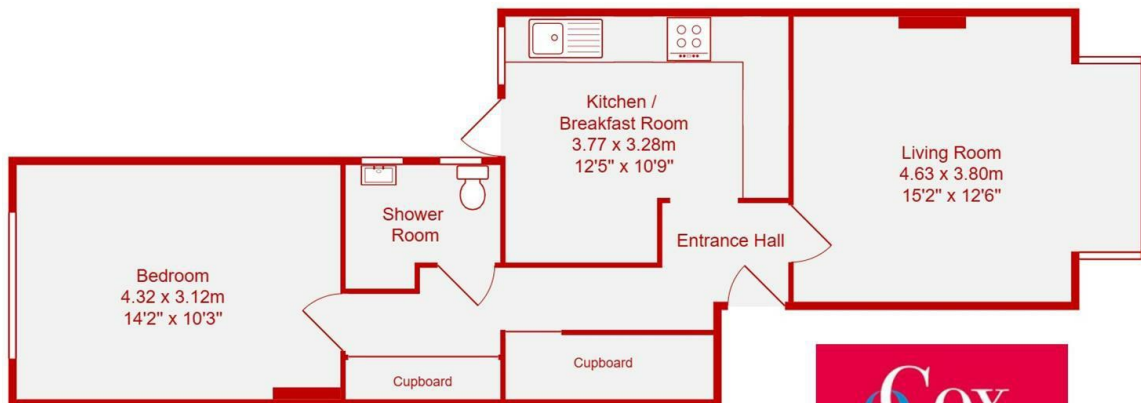




- **Converted One Bedroom Garden Flat**
- **Double Bedroom**
- **Kitchen/Breakfast Room**
- **Popular New Church Road Location**
- **No Chain**
- **West Facing Rear Garden**
- **Large Lounge**
- **Share Of Freehold**
- **Close To Mainline Station**
- **Loads Of Potential To Improve**

## **St Leonards Road, Hove**

**Price: £250,000 Leasehold - Share of Freehold**



Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Cox & Co are pleased to bring this one-bedroom, ground-floor, converted flat to the market.

The property has a large lounge to the front, a kitchen/Breakfast room, a family shower room with a walk-in shower and a double bedroom.

The property is also sold with a share in the freehold.

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.

For Viewing, don't hesitate to get in touch with Cox & Co.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

