



- Ground Floor Apartment
- Two Bedrooms
- Bathroom
- No Onward Chain
- Close to Mainline Station
- West Facing Rear Garden
- Kitchen
- Share Of Freehold & Long Lease
- Popular Location

## St. Leonards Avenue, Hove

Price: £250,000 Leasehold - Share of Freehold



**Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Cox & Co are pleased to bring this two-bedroom ground floor garden flat to the market with its own private street entrance; the property has two bedrooms, a modern fitted kitchen and a bathroom. Outside, the property has a west-facing rear garden. The property is also sold with the benefit of having a long lease with a share in the freehold.

The property is just off New Church Road and very close to local shops, deli's, family-friendly pubs and cafés, the area also offers good local primary and secondary schools. Access to the city centre is easy by being close to the Portslade mainline train station. This station provides excellent links to London Victoria and London Bridge station. Buses run from New Church Road into the town centre and beyond. The popular family-friendly Hove Lagoon is within walking distance.

For viewings, please call Marc Cox at Cox & Co at 01273 00 99 66.

Service Charge - Ad Hoc Basis  
 Share of Freehold  
 Lease Length - 963 Years

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 75                      | 77        |
| (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 |           |

