



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

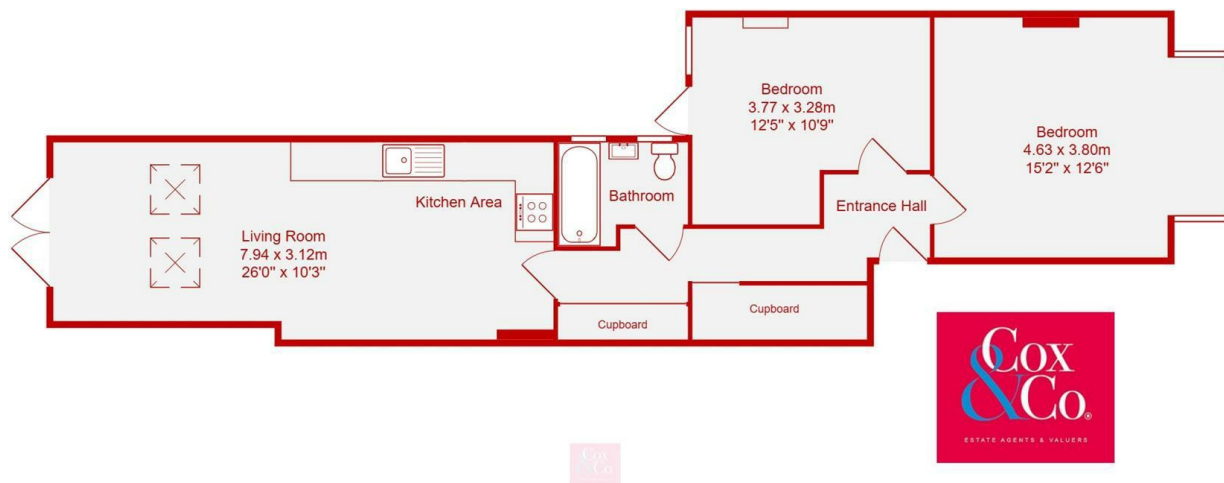
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- Share Of Freehold
- Ground Floor Apartment
- New Kitchen and New Bathroom
- No Chain
- West Facing Garden
- Recently Modernised
- Close to Portslade Mainline Train Station
- Close To The Sea

## St Leonards Road, Hove

Price: £425,000 Freehold



**Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

An immaculately presented and generously proportioned ground floor apartment, ideally situated on the highly sought-after St Leonards Road in Hove. This beautifully refurbished home seamlessly combines period charm with modern design and a fantastic west-facing garden a true rarity in the area.

As you enter, you're welcomed by a hallway leading to a bright and elegant principal bedroom at the front of the property. This room features a stunning original fireplace and a large box bay window, flooding the space with natural light and character.

The second double bedroom is equally well-proportioned and offers direct access to the west-facing garden, making it ideal as a guest room, home office, or tranquil retreat.

The brand new family bathroom is stylishly finished, complete with a shower-over-bath, WC, and basin designed with both comfort and functionality in mind.

To the rear of the apartment you have plenty of storage before you find the impressive open-plan kitchen/living area, newly fitted with contemporary units and integrated appliances. This space forms the heart of the home, perfect for entertaining or relaxing, with French doors opening directly onto the garden.

The private west-facing garden is a real standout feature. Generously sized, it offers a paved patio area for alfresco dining and a beautifully maintained lawn, a complete suntrap ideal for summer living.

This exceptional apartment combines stylish interiors, spacious accommodation, and outdoor living all within easy reach of Hove's popular cafes, shops, and seafront. Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	64	74
England & Wales		EU Directive 2002/91/EC