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61 Boundary Road  
Hove  
Sussex  
BN3 5TD

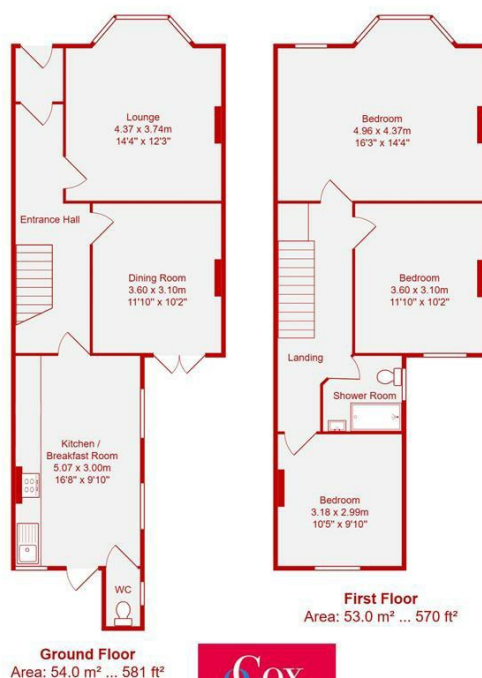
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- Guide Price £525,000 - £550,000
- Requires Modernisation Throughout
- Separate Lounge Dining Room
- Close To Hove Seafront
- Potential To Extend (STNC)
- Three Bedroom Period Terraced House
- Rear Patio Garden
- Kitchen Breakfast Room
- Very Popular Location
- Close To Portslade Mainline Train Station

## St. Leonards Road, Hove

Price: £500,000 Freehold



Guide Price - £525,000 - £550,000

Situated on the sought-after St Leonards Road in Hove, this spacious three-bedroom home offers over 1,150 sq. ft. of accommodation and excellent potential for modernisation and extension (STNC).

As you approach the property, you're welcomed by a charming front garden leading into a generous hallway. To the left, a well-proportioned living room provides a comfortable and versatile space. Continuing through, there is a dedicated dining area with doors opening directly onto the rear garden – perfect for entertaining.

At the back of the property, the large kitchen/diner has extensive worktop space, ample storage, and room for a Rangemaster cooker. From here, you can also access the garden, while a convenient downstairs W/C completes the ground floor.

Upstairs, the first floor comprises three spacious double bedrooms, all filled with natural light, alongside a family shower room.

Externally, the rear garden offers plenty of scope for personalisation, while the overall layout of the house provides exciting potential for sympathetic renovation and further extension (subject to necessary consents).

St Leonards Road is a wide, tree-lined street, connecting New Church Road to Kingsway, just moments from the seafront and Hove Lagoon. You'll find a wide range of shops, cafés, and amenities nearby on Boundary Road. For transport, the area is well-served with regular bus routes on New Church Road and Portslade train station, within walking distance. The property is also near a number of excellent local schools, including Brackenbury, Benfield, St Nicholas, and St Mary's primary schools, as well as being in catchment for Hove Park and Blatchington Mill secondary schools.

This property is a fantastic blank canvas, in a sought-after location, with endless potential for transformation, whether you're looking to create a magnificent family home or develop a property with lots of potential to extend and make an ideal family home.

