



- **Ground Floor Flat - Share Of Freehold**
- **In Need Of Modernisation**
- **Close To Seafront**
- **Rear Office/Study Room**
- **Potential to Improve**
- **Private Garden If Office/Annex is Removed**
- **Great Location**
- **Close To Mainline Station**
- **Large Kitchen**

St. Leonards Avenue, Hove

Price: £190,000 Leasehold - Share of Freehold



Cox & Co.
ESTATE AGENTS & VALUERS

Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only.

This ground-floor apartment has the potential to make into a rear garden if the current office/annexe is removed. The property is located on the sought-after St Leonards Avenue, which offers an exciting opportunity for modernisation and personalisation. Upon entry, you are welcomed by a central hallway with the living room positioned to the left, featuring two large windows that fill the space with natural light and a charming fireplace as a focal point.

The property offers a well-proportioned double bedroom, which benefits from a pleasant outlook onto the garden as well as fitted wardrobes. Towards the rear of the apartment, there is useful storage space tucked neatly beneath the stairs.

The kitchen is generously sized and located at the rear, offering ample storage and worktop space, along with room for a dining table—ideal for both everyday living and entertaining. Beyond the kitchen is a lean-to providing further storage and direct access to the garden. From here, you can also access an additional office or study, offering flexible use as a workspace, hobby room, or further storage.

A well-laid-out accommodation, this apartment presents fantastic potential to create a wonderful home in a desirable location, located in the heart of Hove, St Leonards Avenue provides easy access to local amenities and transportation options.

Share Of Freehold

Lease Length - TBC

Service Charge - Ad Hoc

