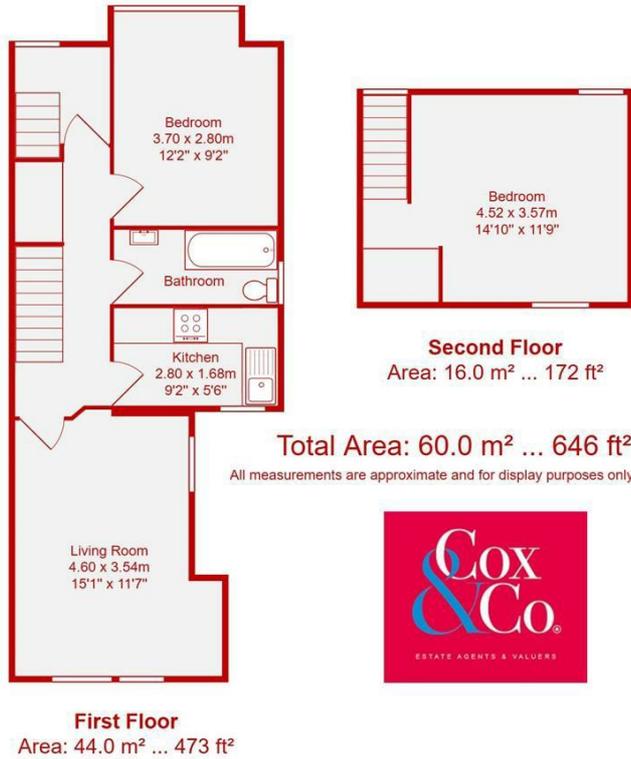




- **First and Second Floor Maisonette**
- **Share Of Freehold**
- **Modern Kitchen and Bathroom**
- **Well Presented Throughout**
- **177 Years Remaining**
- **Two Double Bedrooms**
- **Own Private Entrance**
- **Close To Mainline Station**
- **Close to Hove Seafront**

## **St. Leonards Avenue, Hove**

**Price: £350,000 Leasehold - Share of Freehold**



A well-presented and thoughtfully arranged first and second floor flat, ideally located on the popular St Leonards Avenue in Hove.

The property is accessed via its own private front door, with stairs leading up to the first floor. To the rear of the apartment, you'll find a spacious and bright living room, offering a comfortable setting to relax or entertain.

Adjacent is a modern fitted kitchen, providing ample storage and generous worktop space, along with a window enjoying pleasant rooftop and garden views. The contemporary bathroom is well-appointed with a shower over bath, WC, and basin.

Positioned at the front of the property is the first double bedroom, featuring large windows that allow plenty of natural light, as well as fitted wardrobes for convenient storage.

From the hallway, stairs lead to the second floor where you'll find a well-sized loft double bedroom. This room benefits from fitted storage and additional eaves storage, making excellent use of the space.

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.

