



- Ground Floor Apartment
- Two Bedrooms
- Great Location
- Great Bus Links Into Brighton and Hove
- Front and Rear Garden
- Well Presented Throughout
- Close To Portslade Mainline Train Station
- Side Access

Leicester Villas, Hove

Price: £350,000 Leasehold



Total Area: 64.0 m² ... 688 ft² (excluding garden)

All measurements are approximate and for display purposes only.

Situated on the quiet and sought-after Leicester Villas in Hove, this well-proportioned ground floor apartment offers approximately 688 sq ft (64 sq m) of versatile living space, complete with the added benefit of a private patio garden.

The accommodation comprises a welcoming entrance hall leading to two generously sized double bedrooms, including an impressive bay-fronted principal bedroom that enjoys an abundance of natural light. To the rear of the property, the reception room flows naturally into the adjoining kitchen, creating a sociable living space that is ideal for both everyday living and entertaining. The kitchen is fitted with a range of units, provides direct access to the private patio garden, and leads through to the bathroom, which is positioned at the rear of the apartment.

Ideally located, the apartment is within easy walking distance of Portslade Mainline Railway Station, providing excellent rail connections to Brighton, Gatwick and London. Excellent bus links are also close by, offering convenient access throughout Hove, Brighton and the surrounding areas. Positioned on a peaceful residential road, the property enjoys a quiet setting while remaining within easy reach of local shops, cafés, parks and everyday amenities.

Offering well-balanced accommodation, a private outdoor space and an excellent location, this attractive apartment presents a fantastic opportunity to acquire a well-located home in one of Hove's popular residential areas.

Lease Length - 144 Years

Service Charge - £145 Per Annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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