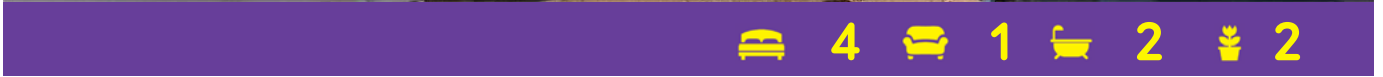




St Leonards Road
Hove
£525,000



St Leonards Road, Hove

- A Recently Refurbished Four Bedroom House
- Close to Hove Seafront
- Bathroom & En-Suite Shower Room
- Front & Rear Gardens

Property Description

This attractive mid terrace house with its brick and tile facade has been recently refurbished and extended in 2015. The property is situated in a tree lined road with oblique sea views and comprises an entrance hall with stairs leading to the first floor and attractive newel & balustrade and engineered oak flooring throughout the ground floor. The lounge/dining room is spacious with a dual aspect having a double glazed bay window to the front with a westerly aspect, feature woodburner and double glazed patio doors leading to the rear garden. There is a spacious kitchen/breakfast room with a dual aspect, double glazed windows and French doors leading on to the walled and decked rear garden. On the first floor there are three good sized double bedrooms and a modern family bathroom whilst on the second floor there is a master bedroom with an en-suite shower room and access to eaves storage.

Situation

St Leonards Road is ideally situated for access to Hove Seafront is close to New Church Road and Portslade shopping thoroughfares with its variety of shops including Tesco, Boots, Superdrug and Iceland and is conveniently located for Portslade Station (0.5 miles) with services to London and Brighton City Centre. Recreational facilities at Vale Park, Hove Lagoon and the seafront/beach are all within easy reach.

- In An attractive Tree Lined Road
- Four Bedrooms
- Good Sized Through Lounge/Dining Room & Separate Kitchen
- Internal Floor Area 117m²/1259ft²

Directions

From Brighton Pier head West along the A259 continuing on for 3.2 miles. When you come to the BP Garage take the fourth right into St Leonards Road and the property can be found to your right hand side.

Viewing

Viewing is by prior arrangement with Oakley, 3 North Road, Brighton, BN1 1YA.

Tel: 01273 688881

Email: brighton@oakleyproperty.com

Agents Notes

Version 611190 Energy Efficiency Rating: D Internal floor area from EPC report

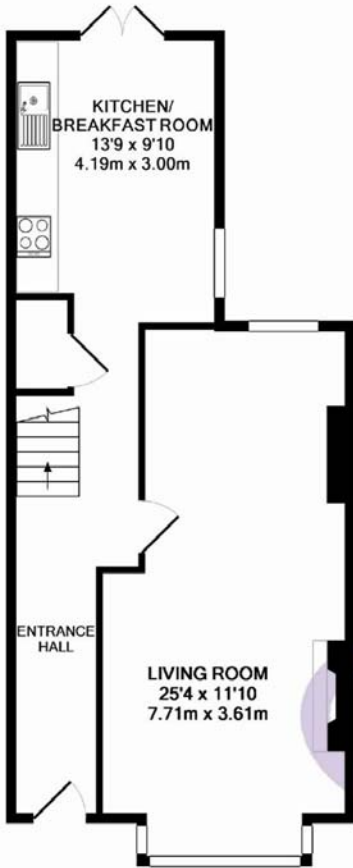
Tenure

Freehold

Council Tax

Band D (£1,627.66 per annum from 1st April 2016)

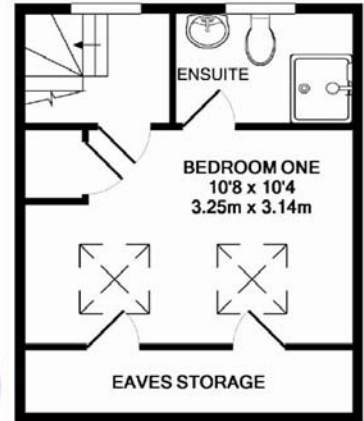




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ST LEONARDS ROAD, HOVE, EAST SUSSEX, BN3 4QP

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016



Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**Brighton & Hove City Office
Residential Sales & Lettings**
3-6 North Road, Brighton
East Sussex BN1 1YA
Sales 01273 688881
Lettings 01273 688884
E brighton@oakleyproperty.com

**Lewes Town & Country
Residential Sales & Lettings**
14a High Street
Lewes
East Sussex BN7 2LN
T 01273 487444
E lewes@oakleyproperty.com

London Office
40 St James's Place
London
SW1A 1NS
T 020 78390888
E enquiries@tlo.co.uk