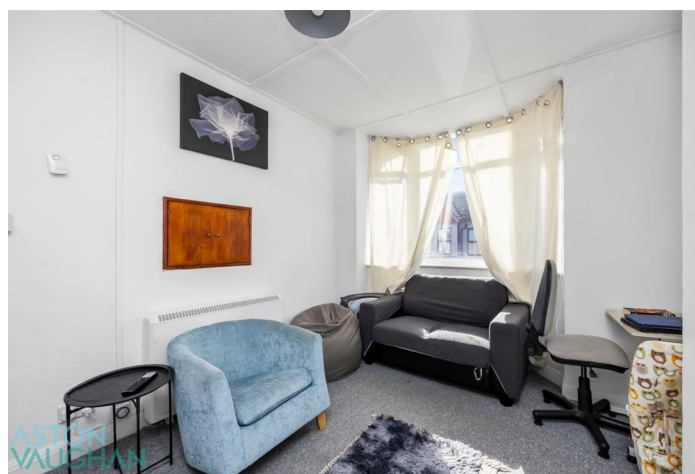


SHARE OF FREEHOLD



Apartment (EPC Rating: E)

FIRST FLOOR FLAT, 127 ST. LEONARDS AVENUE, HOVE, BN3 4QJ

£200,000

ASTON VAUGHAN
Sales and Lettings



1 Bedroom Apartment located in Hove

* Guide Price £200,000 - £220,000 *

Set on a leafy road in West Hove, leading down towards Hove Lagoon and the beach, this sweet one-bedroom flat is brimming with potential to add value. It spans the first floor of a terraced house with wide bay windows to fill it with natural light from east to west. It also benefits from a spacious loft room which would work well as a second bedroom once converted (subject to planning). While the interior would benefit from modernisation, all fittings are in fine working order, so you can move straight in or let it out immediately if need be.

- One-bedroom flat in West Hove
- Potential to add value with modernisation.
- Loft room ripe for conversion
- Close to Boundary Road and Portland Road amenities
- Excellent transport links
- Beach and Hove Lagoon at the bottom of the road

From the communal hallway, the door to the flat opens to an internal staircase which adds to the feeling of space inside. Light streams onto the landing from the kitchen and living room which sit side by side spanning the front of the property. It would therefore be possible to open these rooms up to create on large open plan space – certainly food for thought. Currently, the living room feels homely with a fresh neutral décor and space for comfortable furnishings and a small dining table to fit within the bay window. Next door, the galley kitchen has been well designed for the space allowing for plenty of eye level storage alongside space and plumbing for a dishwasher, washing machine, cooker and an under-counter fridge – some of which may be available by separate negotiation.

Peacefully positioned to the rear of the building, the bedroom looks out over the peaceful neighbouring gardens. It is a fine size double room with built-in wardrobes to maximise the floor space, and once again, the decoration is fresh with white walls and grey carpet, so it is a blank canvas for new owners. Conveniently nearby, the bathroom is simply designed with white sanitaryware and a shower over the bath.

Uniquely, this property has a staircase leading to a loft room which would be ripe for conversion to create a

second bedroom subject to planning permissions. It would require the addition of Velux windows and/or a dormer, but it would certainly add value in such a sought-after location.

EPC: E
Council Tax: A

Vendor's comments:

"This has been a successful rental property for me due to the excellent location. The street is incredibly quiet and friendly with a real sense of community, and you are ideally located for the station and some excellent schools."

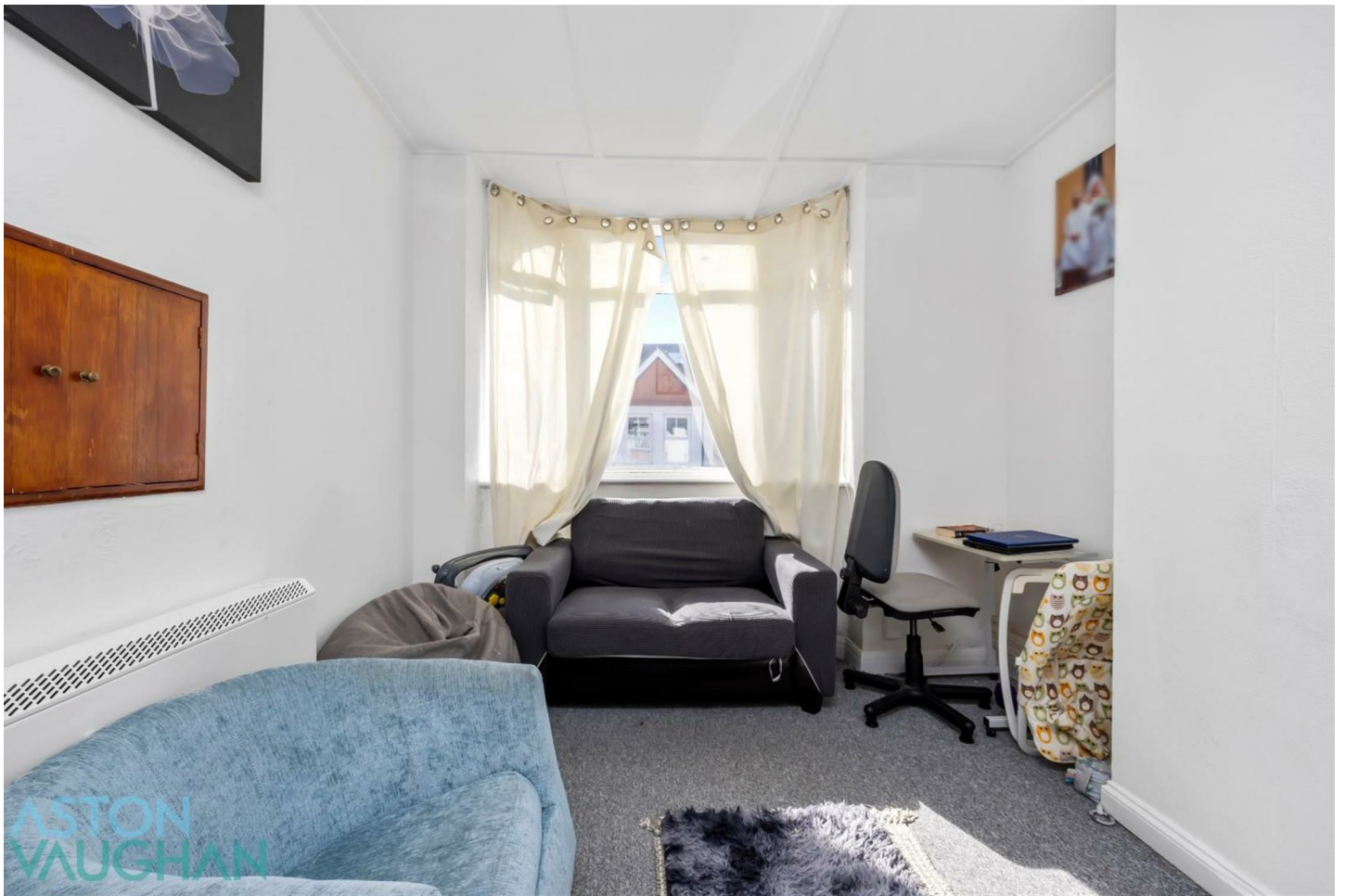
Good to Know:

Shops: Local 2 min walk, city centre 10 min bus ride
Station: Portslade Station 10 min walk, Hove Station 10 min bus
Seafront or Park: Hove Lagoon and Seafront 2 min walk

Education:

Primary: West Hove Primary, St. Andrew's CofE
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Private: Brighton College, St Christopher's School

This property sits in a popular location which is well served for shops, the beach, parks and schools. For those who commute, Portslade Station and the A23 are easily accessible and there is a real sense of community in these streets, and a 'village' feel with every local amenity you could need in Portland and Boundary Roads, so you rarely need venture any further into the city. With Hove Lagoon offering popular water sports and sailing courses alongside a

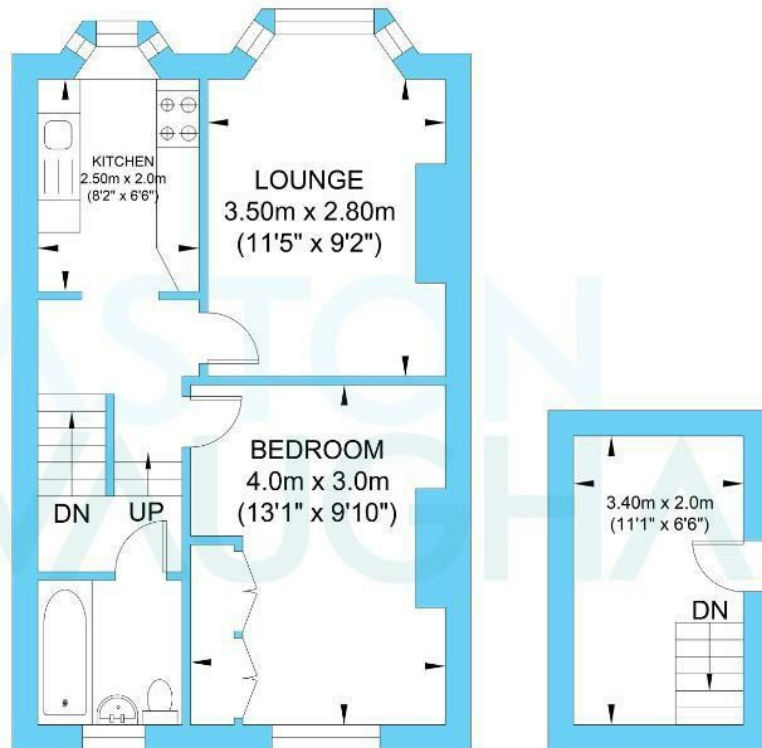


play area and a café, this is a fantastic opportunity to buy a slice of the quintessential Hove lifestyle by the sea.

Disclaimer: this property is being sold on behalf of a staff member of Aston Vaughan. We are legally obliged to disclose this information as part of the Estate Agents Act 1979.



St Leonard's Avenue



Ground Floor
Approximate Floor Area
401.38 sq ft
(37.29 sq m)

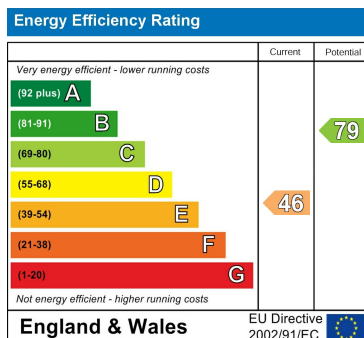
Loft Space
Approximate Floor Area
73.19 sq ft
(6.80 sq m)

Approximate Gross Internal Area = 44.09 sq m / 474.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

E

Energy Performance Graph



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www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.