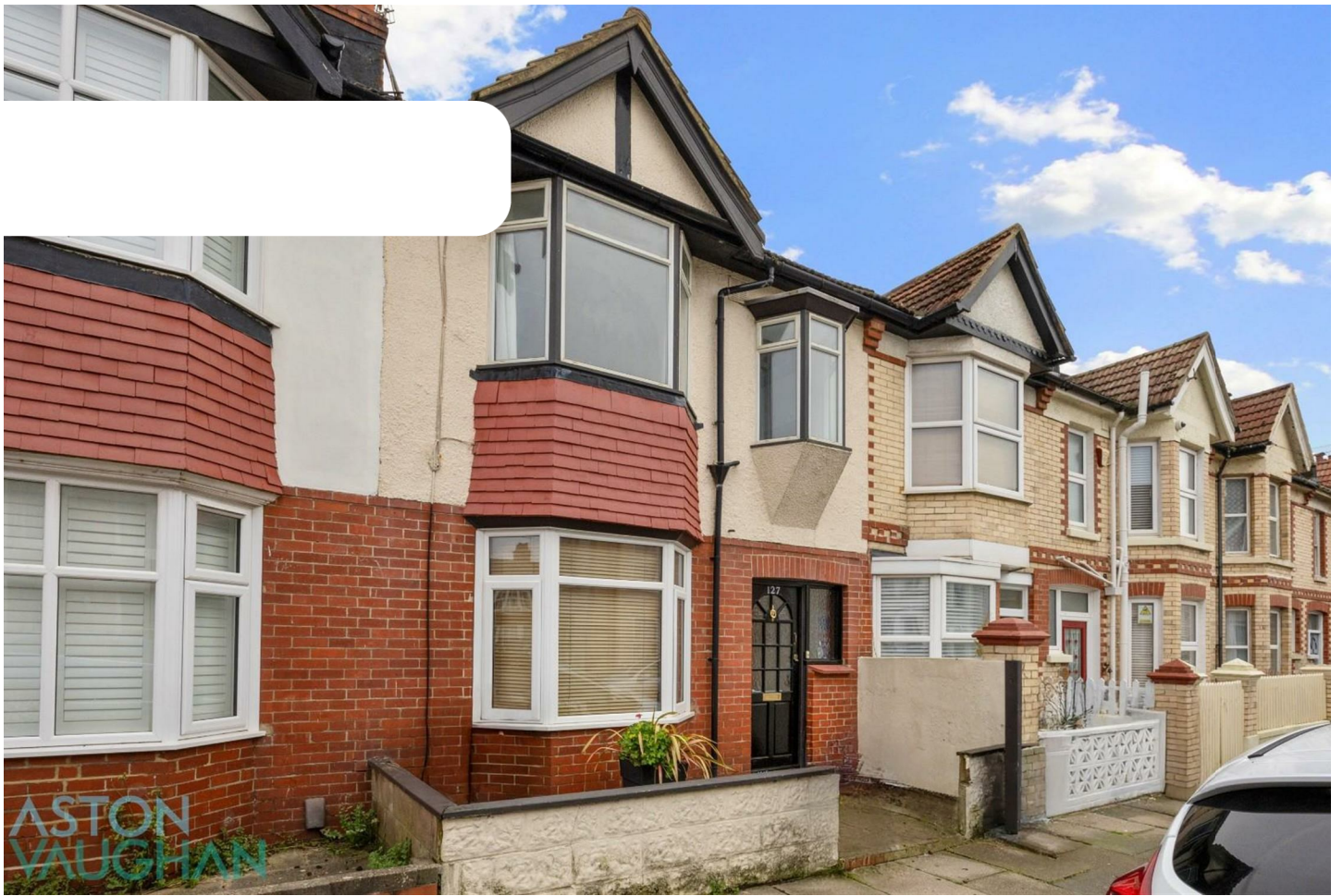




Apartment (EPC Rating: D)

**FFF, 127 ST. LEONARDS AVENUE, HOVE,
BN3 4QJ**

£1,150

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Hove

*** CLOSE TO STATION // CLOSE TO HOVE LAGOON // UNFURNISHED ***

Set on a leafy road in West Hove, leading down towards Hove Lagoon and the beach, this sweet one-bedroom first floor flat is brimming with light throughout. 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 loft room which would work well as storage space.

This property is in an excellent location with new carpets and fresh paint throughout. The street is incredibly quiet and friendly with a real sense of community, and you are ideally located for the station!

- One-bedroom flat in West Hove
- Loft room ideal for study or storage (not to be used as a bedroom)
- 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. 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.

Peacefully positioned to the rear of the building, the bedroom looks out over the peaceful neighbouring gardens. It is a good 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. Conveniently nearby, the bathroom is simply designed with white sanitary-ware and a shower over the bath.

Uniquely, this property has a staircase leading to a loft room which would make an ideal study or storage space.

EPC: E
Council Tax: A

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

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 live the quintessential Hove lifestyle by the sea.

Property description

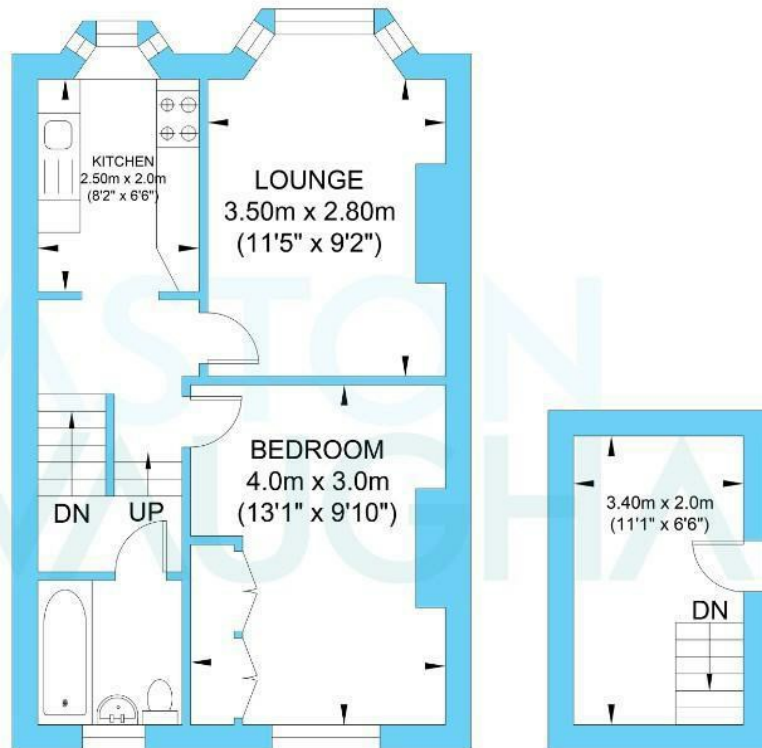
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St Leonard's Avenue



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

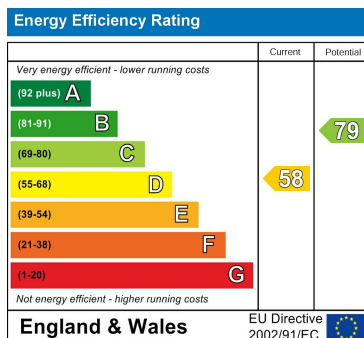
Loft Space
Approximate Floor Area
73.19 sq ft
(6.80 sq m)

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

D

Energy Performance Graph



Call us on

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info@astonvaughan.co.uk

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.