



St. Leonards Avenue, BN2

Guide Price £240,000-£250,000

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## INTRODUCING

# St. Leonards Avenue, BN2

1 Bedroom | 1 Bathroom | 413 sq ft | South facing rear patio

For first time buyers, mature students and landlord investors, this property is ideally located close to the city centre and both Brighton and Sussex University campuses. It has been well maintained with a streamlined yet neutral finish, yet there is plenty of scope for further modernisation to add value. With a southerly aspect at the rear and a private patio garden, it is naturally light, with fresh white walls only adding to this.

It resides on the lower ground floor of a Victorian terraced house which is peacefully positioned in the residential area behind Lewes Road to the east, with excellent transport links nearby. These quiet streets between Bear Road and Elm Grove have been hugely popular for many years offering quality housing in an area close to both the city centre and the countryside close to Brighton Racecourse, just 10-minutes up the hill.

A few stone steps lead down to the private entrance for this flat on the lower ground floor. The door opens to a long corridor with the bedroom first to the left. This is a generous double room with a wide bay window to bring in plenty of natural light while remaining private from the street. Even with a king size bed and freestanding

furnishings, the floor space is not compromised, and it is nicely peaceful being tucked away from the main Lewes Road traffic.

The living room sits centrally to the flat with French doors leading out to the garden which becomes a welcome extension of the home during summer. Inside, there is space to dine and relax which can spill outside to the garden as the weather warms. It is perfectly low maintenance outside with characterful flint walls and flowerbeds should you wish to add scent and colour to the space, while equally you can simply add furniture for dining alfresco with friends.

Streamlined and modern with white gloss, handle-free cabinetry and dark laminate worktops, the kitchen offers plenty of storage alongside an integrated oven and electric hob. Space has been left for a tall fridge freezer and a washing machine which may stay by separate negotiation. At the far end of the room, the bathroom is again, smart and neutral in white with a shower over the bath and a dark charcoal radiator and vanity unit for contrast. You can move straight in or let it out immediately with ease – or choose to add your own creativity and flair – the choice is yours.





## St Leonards Road

### OWNER'S THOUGHTS

"This has been a hugely successful rental flat for me due to the location. This is a great area to live in - there's a real sense of community, and you have every amenity at the bottom of the road too"

### Education:

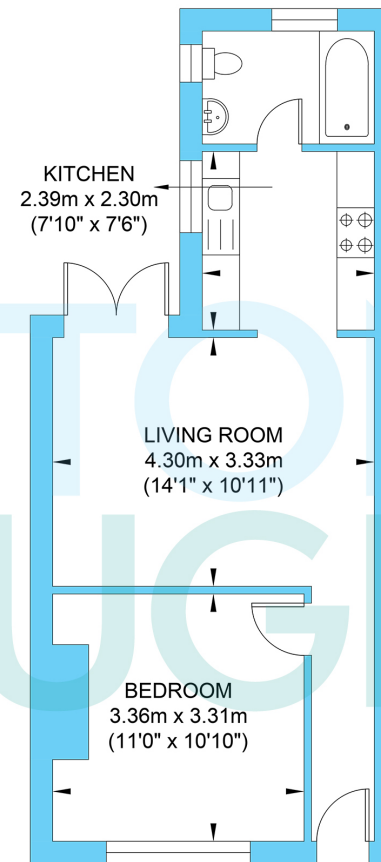
Primary: Fairlight Primary School

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College

### Good to Know:

This sunny flat sits in a hugely popular location with bus routes and train stations within easy walking distance, taking you throughout the city and beyond, into the countryside and along the South Coast. Moulsecoomb Station has direct links to the universities and Lewes, while the South Downs are also just 10-minutes on foot at the top of the hill. The beach is also a flat walk into the city – just 20-minutes away where you'll also find theatres, gyms, museums, bars, restaurants and more, alongside the eclectic North Laine Shopping district. The Patch Park is just 2- minutes away, often hosting mini-festivals during spring and summer, or The Level nearby, likewise, hosts events throughout the Brighton Festival each May.



Ground Floor  
Approximate Floor Area  
413.44 sq ft  
(38.41 sq m)

Approximate Gross Internal Area = 38.41 sq m / 413.44 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.