



# St Leonards Avenue

Hove BN3 4QN

Price: £1,100 pcm

- OWN STREET ENTRANCE
- PRIME LOCATION
- WEST FACING PATIO
- NEUTRAL DECORATION

- GAS CENTRAL HEATING & DOUBLE GLAZING
- ONE BEDROOM
- LOUNGE
- MODERN KITCHEN & BATHROOM

A ONE BEDROOM GROUND FLOOR WITH OWN STREET ENTRANCE AND WEST FACING PATIO. AVAILABLE UNFURNISHED.

Conveniently located on St Leonards Avenue this ground floor flat is only a short walk from Portslade mainline train station and the shops and amenities of Boundary Road.

Nearby Boundary Road and Portland Road offer a wide variety of shops, bars and cafes and there are regular bus services into the bustling café culture of Hove's Church Road and the centre of Brighton. A leisurely stroll to the bottom of the road takes you down to the seafront and Hove Lagoon, along with the ever popular Big Beach Café.

**HALLWAY:-** 2' 7" x 17' 4" (0.8m x 5.3m) Useful utility space.

**LOUNGE:-** 9' 2" x 12' 5" (2.8m x 3.8m) Comfortable, neutrally decorated lounge with double glazed windows.

**BEDROOM:-** 9' 2" x 10' 2" (2.8m x 3.1m) Good size bedroom with wooden flooring and double glazed windows.

**KITCHEN:-** 10' 2" x 9' 2" (3.1m x 2.8m) Modern fitted kitchen to include integrated fridge and freestanding washing machine.

**BATHROOM:-** 5' 10" x 5' 2" (1.8m x 1.6m) Modern bathroom suite with double glazed windows.

**REAR PATIO** Low maintenance, west facing, paved patio

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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