



**GOLDIN
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**FOR
SALE**

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St Leonards Gardens, Hove, BN3 4QA

£795,000 - £845,000 Guide

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A beautifully presented semi detached house, together with off road parking, garage and a fantastic size rear garden, situated in a sought after residential location close to Hove Lagoon and Seafront.





Rooms & Sizes

Living/dining Room: 27' 11" x 13' 2"

Utility/WC: 9' 1" x 7' 5"

Kitchen: 18' 1" x 9' 4"

Bedroom: 14' 11" x 11' 5"

En suite shower room

Bedroom: 12' 10" x 12' 9"

Bathroom

Bedroom: 12' 3" x 10' 9"

Bedroom: 16' 11" x 8' 9"

Shower Room

Garage: 15' 9" x 7' 9"

Further Information

This lovely light and spacious semi detached house offers beautifully presented and versatile living space arranged over three floors, making it a comfortable family home.

The accommodation comprises excellent size living/dining room, WC/utility room and a kitchen/breakfast room with doors leading out to the rear garden. To the first floor, there is a family bathroom and two good size double bedrooms, one benefiting from a luxury en suite shower room and to the second floor, the accommodation has been converted to provide two further bedrooms, a shower room and ample eaves storage.

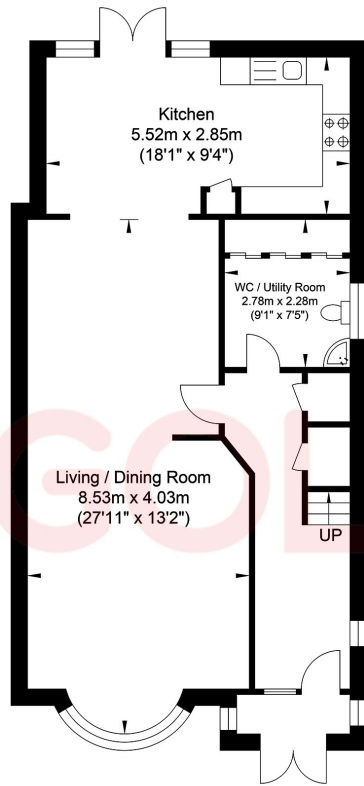
To the front of the property there is off road parking and shared driveway leading to the garage and to the rear, a fantastic size mature garden.

The property is located in a central and sought after location close to many amenities. There are a number of local schools close by, as well as Portslade railway station, Hove lagoon and seafront and the Boundary road shopping thoroughfare.

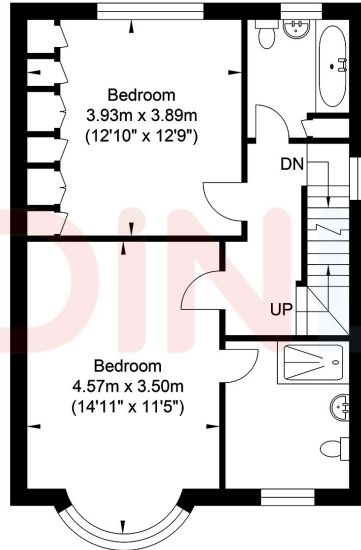


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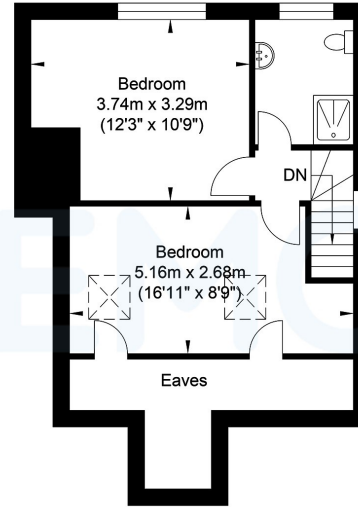
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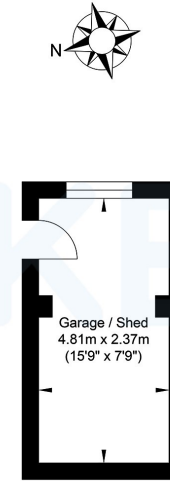
Ground Floor
Approximate Floor Area
745.29 sq ft
(69.24 sq m)



First Floor
Approximate Floor Area
551.86 sq ft
(51.27 sq m)



Second Floor
Approximate Floor Area
437.87 sq ft
(40.68 sq m)



Garage
Approximate Floor Area
122.70 sq ft
(11.40 sq m)



Approximate Gross Internal Area = 172.59 sq m / 1857.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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SELLING SOMETHING SIMILAR?

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Call 01273 777123 or email property@goldinlemcke.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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