



72a St. Leonards Road, Hove BN3 4QS

Offers in Excess of £400,000

- TWO BEDROOMS
- WEST FACING GARDEN
- MODERN KITCHEN
- LIVING ROOM
- SECOND RECEPTION ROOM
- CONTEMPORARY BATHROOM
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD

Whitlock and Heaps are delighted to bring to market this excellent ground floor apartment that is brought to market in excellent condition throughout with a contemporary kitchen and bathroom. The versatile accommodation also includes two separate reception rooms and two bedrooms. Being sold with a share in the freehold and featuring a delightful west facing rear garden.

Situated on this desirable tree lined road within a short walk of Portslade mainline station and the seafront.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Radiator, engineered wood floor

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent wooden worksurface with drawers and cupboards under, matching eye-level wall cupboards, inset four-ring induction hob with concealed extractor over, oven, appliance space, cupboard housing 'Worcester' gas-fired boiler, UPVC double glazed window, tiled splashback.

LIVING ROOM Log burner with tiled hearth, fitted cupboards and shelving in alcoves, UPVC double glazed bay windows, radiator, engineered wood flooring, coving and ceiling rose.

BEDROOM 1 UPVC double glazed window, radiator, coving and ceiling rose.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath with mixer tap and separate shower over, folding glazed shower screen, wash-hand basin, low level w.c., fitted cupboards, UPVC double glazed window, radiator, tiled walls.

LOWER GROUND LEVEL

RECEPTION ROOM 2 Two UPVC double glazed windows, fitted wardrobes, radiator, fitted cupboard.

OUTSIDE

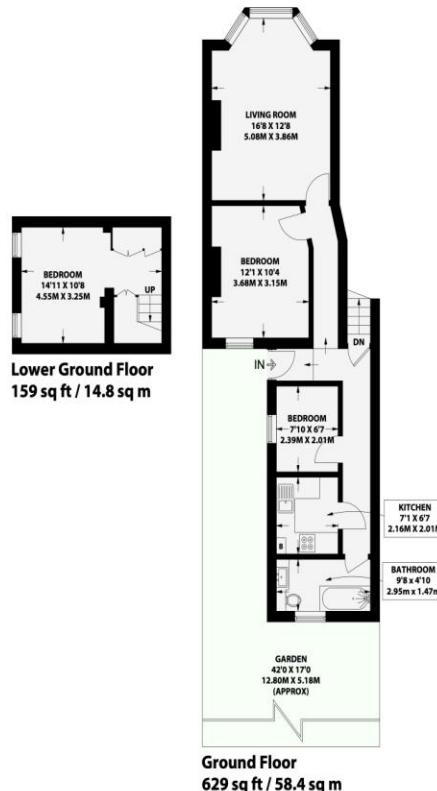
WEST FACING GARDEN Mainly laid to lawn with paved patio, shed.

OUTGOINGS Share of freehold
Maintenance: Adhoc basis.
Lease: 104 years remaining.

ST LEONARDS ROAD

HOVE

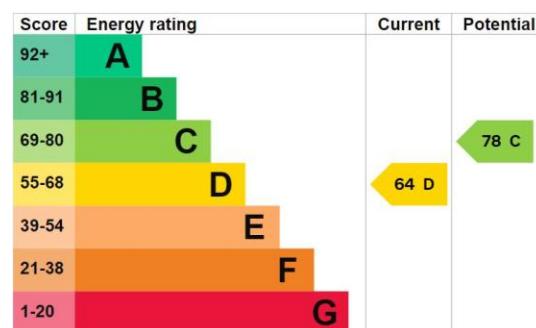
APPROXIMATE GROSS INTERNAL AREA
788 sq ft / 73.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' 'Illustrative Plan Standards 2' (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Ceiling Height
 Hot Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display



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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