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# 145 St. Leonards Avenue

Hove BN3 4QJ

Asking Price Of £725,000

- FOUR BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- LIVING ROOM
- KITCHEN/DINING ROOM
- GOOD SIZED REAR GARDEN
- GARDEN ROOM
- UNOBSTRUCTED VIEWS OF THE SEA
- PRESENTED IN EXCELLENT ORDER

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Whitlock and Heaps are delighted to offer to market this stunning family home that has been skilfully extended by the present owners to now offer four bedroom accommodation with an ensuite shower room. A particular feature of the home is the kitchen/dining room with bi-fold doors leading to the larger than average garden which benefits from a garden room. This is currently used as a gym but would be an ideal home office. The front elevation offers unobstructed sea views down St. Leonards Avenue from the living room and bedrooms one and two. The house is presented in excellent order throughout and has been tastefully updated. Situated in this convenient location within a few minutes walk of Hove seafront and Portslade mainline station offering direct links to London.

**ENTRANCE HALL** Fitted understairs storage, radiator.

**KITCHEN/DINING ROOM** Incorporating one and a half bowl sink unit with mixer tap, adjacent worksurface with cupboards and drawers under, eye-level wall cupboards, 'Neff' 5-ring induction hob and eye-level double oven, integrated 'Neff' microwave, washing machine and 'Neff' dishwasher, space for fridge/freezer, central island with drawers and seating area, large walk-in pantry with fitted shelving, five velux windows, underfloor heating, bi-fold doors to garden.

**LIVING ROOM** Fireplace with tiled insert and carved surround, fitted shelving and cupboards in alcoves, UPVC double glazed sash bay window with sea view, radiator.

#### FIRST FLOOR

**BEDROOM 2** UPVC double glazed sash bay window with sea views, two fitted double wardrobes, radiator.

**BEDROOM 3** UPVC double glazed fitted sash window, fitted wardrobe, radiator.

**BATHROOM** White suite comprising panelled bath with tiled surround, separate walk-in shower, wash-hand basin with cupboard under, fitted cupboard housing 'Worcester' gas-fired boiler, heated ladder style towel rail, part tiled walls.

#### TOP FLOOR

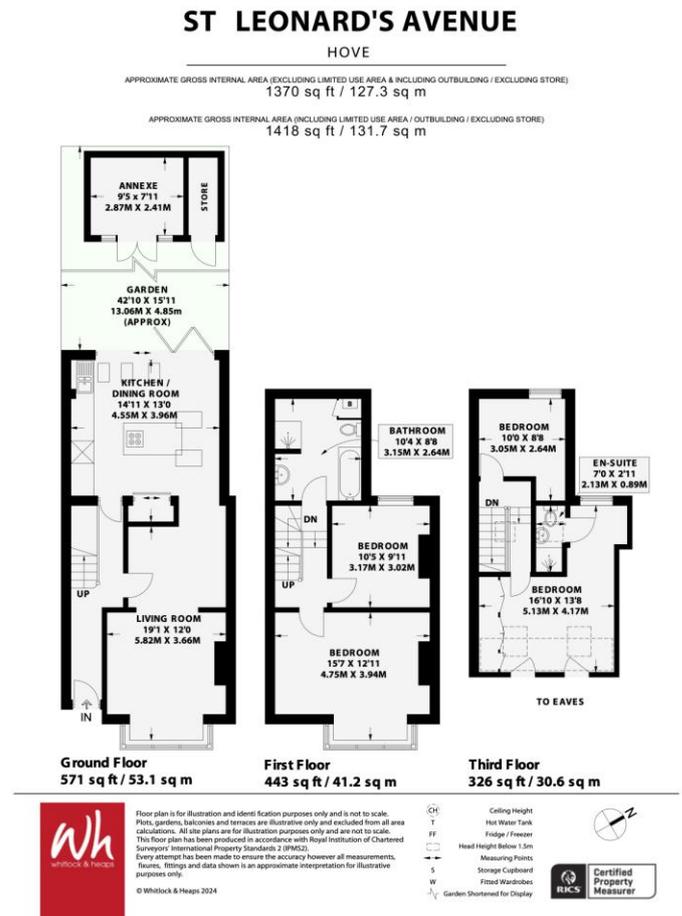
**BEDROOM 1** Fitted wardrobes, two velux windows, UPVC double glazed window, radiator, eaves storage.

**EN-SUITE SHOWER ROOM** Comprising walk-in shower with tiled surround, sink, low level w.c., sky light, tiled floor, underfloor heating.

**BEDROOM 4/HOME OFFICE** UPVC double glazed window, radiator.

#### OUTSIDE

**REAR GARDEN** Larger than average with paved patio and section of lawn. Garden room which is currently used as a gym with power and light, glazed 'French' doors overlooking the garden, storage section to the side. The garden also offers a separate bike storage shed.



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