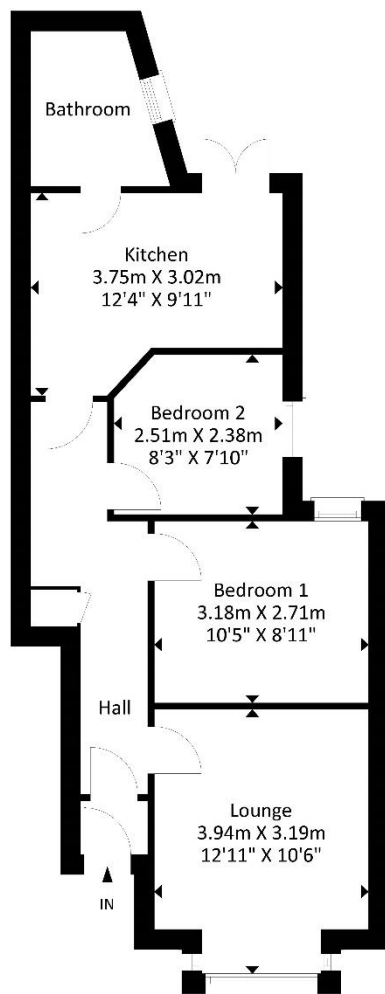


94 St Leonards Avenue, Hove, East Sussex, BN3 4QN
Price on Application - Leasehold

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Approximate Floor Area
536.04 sq ft
(49.80 sq m)

Approximate Gross Internal Area = 49.80 sq m / 536.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

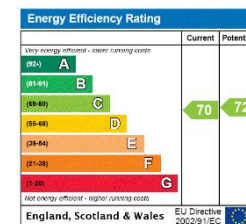
Lovely ground floor apartment with own private entrance, long lease and west facing garden.

St Leonards Avenue is situated in a much sought-after location of the city, south of New Church Road and close to Hove Lagoon.

The property is arranged over the ground floor and comprises a reception hallway, living room, separate kitchen, two double bedrooms and a family bathroom. To the rear is a private west facing garden which is laid to decking and wood chip.

Shops, cafes, restaurants can be found close by on Boundary Road while there are also bus routes and a mainline station all within walking distance making this area very popular for families and commuters alike.

Train Station: Portslade 0.5 miles.
Council Tax: B



Mishon Mackay - Portslade & West

36 Station Road, Portslade, Brighton, BN41 1AG

Tel 01273 418888 Email: portsladesales@mishonmackay.com

mishonmackay

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