



72 ST. LEONARDS ROAD HOVE, BN3 4QS

£300,000
SHARE OF FREEHOLD

Guide Price £300,000 - £325,000. Beautifully presented two-bedroom top floor apartment in a highly sought-after Hove location, south of New Church Road.

With its own private street entrance, this home offers a rare sense of privacy and independence. Inside, you'll find a bright and spacious living room, separate modern fitted kitchen, two generously sized bedrooms, and a stylish family bathroom finished to a high standard. The property also benefits from a brand new boiler and access to a private west facing garden.

Offered with a 50% share of freehold and no onward chain, the apartment provides greater control over building management. Ideally located within walking distance of Hove seafront, Portslade station, and a fantastic selection of shops, bars, and restaurants, it's perfect for commuters, professionals, and anyone looking to enjoy coastal living.

**Nicholas
James**

SALES LETTINGS AUCTIONS





NJ

Saint Leonards Road

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft

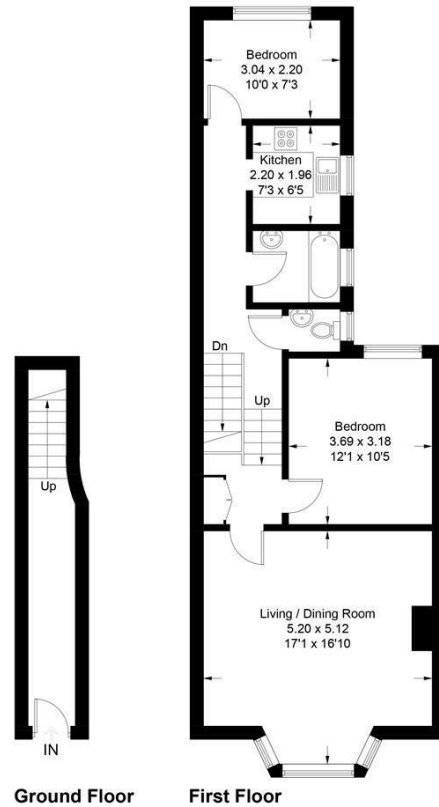


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305590)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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