



# *St Leonards Gardens*

Hove, BN3 4QA

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Beautifully reimaged and meticulously executed, this exceptional 1930s semi detached home blends timeless character with refined contemporary design. From the moment you step inside, there is an unmistakable sense of warmth and calm. The renovation has been thoughtfully considered at every turn, resulting in a home that feels both stylish and deeply comfortable – perfectly suited to modern family life.

The ground floor unfolds effortlessly, with a natural flow that enhances both light and space. Carefully zoned yet wonderfully connected, the living accommodation is arranged across three distinct areas. A generous principal living room provides an inviting setting for relaxation, while the distinctive dining area creates a natural hub for entertaining and family gatherings. Beyond, an additional lounging space enjoys views across the garden, offering a tranquil retreat bathed in natural light.

The kitchen sits just off this central living space and has been designed with both practicality and aesthetics in mind. Fully equipped and offering extensive worktop and preparation areas, it caters seamlessly to everyday living as well as hosting. Complementing the ground floor is a separate WC and a useful utility room, adding everyday convenience without compromising the clean, flowing layout. A rich blend of colour palettes and carefully selected materials runs throughout the home, adding texture, depth and personality while maintaining a cohesive and peaceful atmosphere.

Upstairs, the first floor offers three well proportioned bedrooms, ideal for growing families or flexible working from home. The rear bedroom benefits from fitted wardrobes, providing excellent storage while maintaining a calm, uncluttered feel. The family bathroom has been beautifully styled, delivering a cool yet sophisticated finish that continues the home's refined design language.

Externally, bi fold doors open directly onto a large decked terrace, perfect for entertaining or relaxed outdoor dining, which then steps down to a generous lawn – a fitting feature for a home set on the aptly named St Leonards "Gardens". The former garage has been smartly tidied and now offers a versatile space, ideal as a home office, gym or additional storage.

There is also a substantial loft which, subject to the necessary consents, presents excellent potential for further extension and added accommodation. To the front, a private driveway provides off street parking, while on street parking is readily available for guests.

The location is equally impressive. Step outside and enjoy sea views at the bottom of the road, with the Lagoon quite literally on your doorstep. Well regarded local schools, everyday amenities and excellent transport links are all close by, making this a superb spot for family living.

Offered chain free and ready to move straight into, this is a rare opportunity to secure a beautifully finished home in a highly sought after area of Hove.



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£800,000

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“Externally, bi fold doors open directly onto a large decked terrace, perfect for entertaining or relaxed outdoor dining, which then steps down to a generous lawn”



TOTAL FLOOR AREA:  
1379.71 sq. ft. (128.28 sq. m.) approx

## St Leonard's Gardens, Hove



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# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

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