



PHILLIPS & STILL

HOVE PARK VILLAS, HOVE  
ASKING PRICE OF £275,000





This property is a second floor converted flat that has been recently decorated, giving it a fresh and inviting appearance. It boasts a modern and well-fitted kitchen, equipped with the latest appliances and finishes. The bathroom has also been updated to offer a contemporary and stylish feel.

One of the standout features of this property is its bright and spacious layout. The large windows allow for an abundance of natural light to flood the living spaces, creating a warm and airy atmosphere.

Another notable aspect of this property is that it offers a share of freehold. This means that the owner has a stake in the overall ownership of the building, which can provide added stability and control over the property. Additionally, there is no one chain, meaning there are no legal or logistical complications that could potentially delay the buying or selling process.

The location of this property is highly advantageous, as it is in close proximity to Hove mainline station. This allows for easy access to public transportation networks, making commuting or exploring the surrounding area hassle-free. The convenience of having the station nearby is particularly beneficial for those who rely on public transport for their daily commute or travel needs.

## SECOND FLOOR

### ENTRANCE HALL

### RECEPTION ROOM

14' 7" x 13' 6" (4.44m x 4.11m)

### BEDROOM

14' 4" x 13' 6" (4.37m x 4.11m)

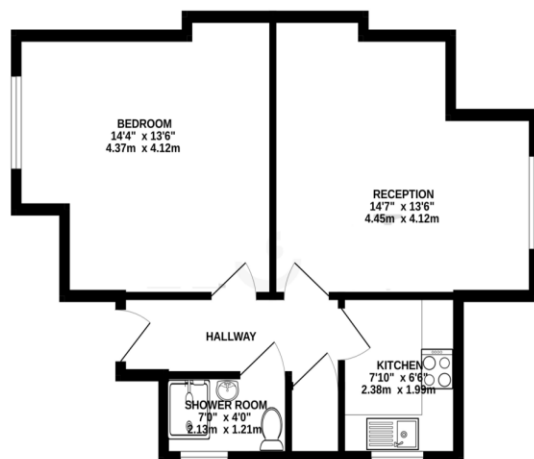
### KITCHEN

7' 10" x 6' 6" (2.39m x 1.98m)

### SHOWER ROOM



SECOND FLOOR



TOTAL FLOOR AREA: 516sq.ft. (47.9sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, height and area given here are approximate and the responsibility is placed on the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of writing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

