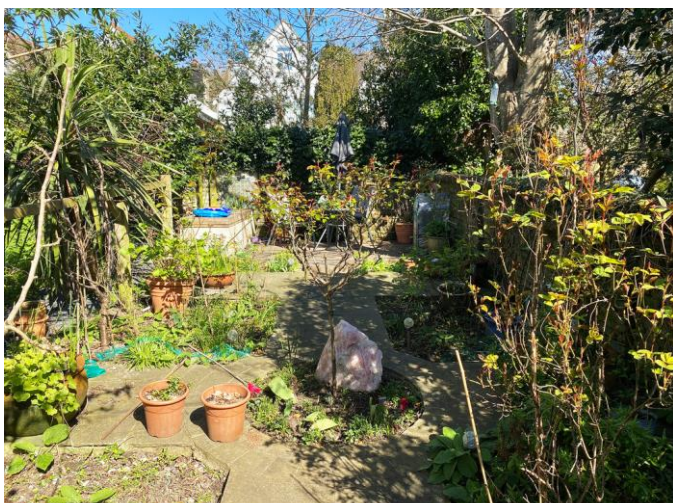


# PHILLIPS & STILL

Ranelagh Villas, Hove

ASKING PRICE £350,000



- Garden Flat
- Near To Hove Station
- 2 Double Bedrooms
- Top Floor Apartment
- Close to Hove Park

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## Ranelagh Villas, Hove, BN3 6HE



Positioned on the top floor of an attractive period building set back from the road, this spacious and light split level converted flat offers security and peace & quiet with no worry of noisy upstairs neighbours! Presented in lovely order throughout, the property benefits from gas central heating, double glazing, fitted kitchen and large garden.

Internal accommodation comprises of entrance hall, bright living room with ample space for lounge and dining furniture as well as some picturesque views of the garden and the attractive curb appeal of Ranelagh Villas, separate modern fitted kitchen, recently renovated fitted bathroom and two generous double bedrooms. Also down from the staircase is the entrance hall reception area which has a fantastically large storage cupboard.

Ranelagh Villas is without a doubt one of the most sought after addresses in Brighton & Hove. There are excellent local pubs, shops, parks, doctors, dentists, pharmacies and cafés all close by & at your convenience.



## Picture this...

This is the ideal property to come home to after a long day. Relaxing in your attractive rear garden whilst enjoying a few drinks in the sun, could there be a better way to switch off.

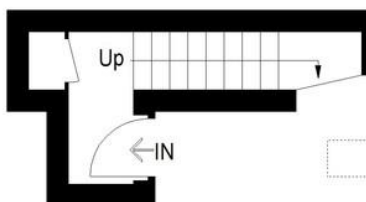
Why not take a short ride into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

## Ranelagh Villas, Hove, BN3 6HE

Approximate Gross Internal Area  
68.4 sq m / 736 sq ft



Second Floor



First Floor

## Accommodation

FIRST FLOOR

ENTRANCE HALL

SECOND FLOOR

SITTING ROOM  
16' 8" x 13' 3" (5.08m x 4.04m)

BEDROOM 1  
12' 3" x 9' 9" (3.75m x 2.98m)

KITCHEN  
14' 5" x 6' 7" (4.39m x 2.01m)

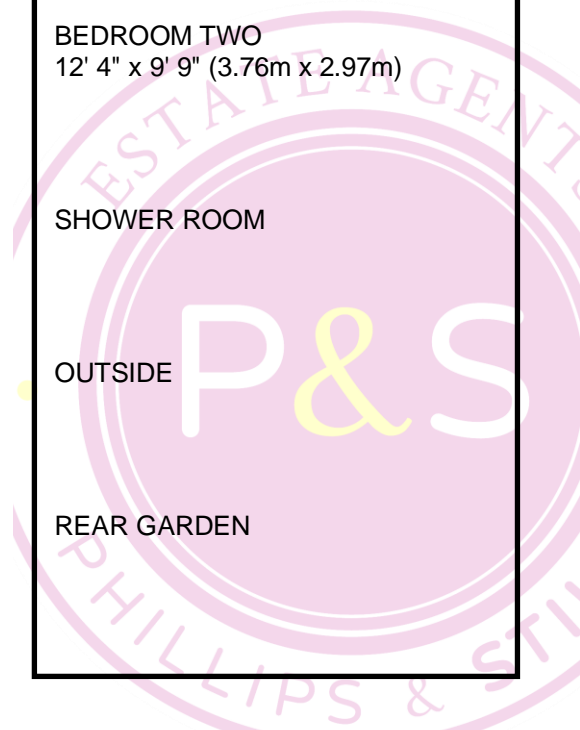
BEDROOM ONE  
11' 7" x 10' 8" (3.53m x 3.25m)

BEDROOM TWO  
12' 4" x 9' 9" (3.76m x 2.97m)

SHOWER ROOM

OUTSIDE

REAR GARDEN



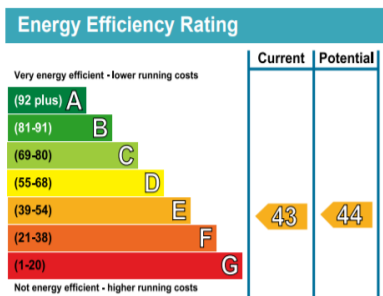




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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