



Flat 4, 44 Ventnor Villas, Hove, BN3 3DB

Spencer
& Leigh

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£2,000 Per Calendar Month -

- Spacious maisonette
- Arranged over three floors
- Three good size double bedrooms
- 15' lounge with a Westerly aspect
- 10' kitchen with plenty of appliance space
- White bathroom suite
- Separate WC on top floor
- Beautiful roof top views
- Gas fired central heating
- Available mid April, unfurnished

Located in the heart of Hove and occupying the upper floors of this attractive period building, this spacious maisonette is well worth a look. Upon entering, you will not fail to be impressed by the high ceilings and versatility that the split level maisonette offers. Upon entering, stairs rise to a half landing where bedroom 3 and a bathroom comprising a white suite are located, from here stair rise to the first floor landing which is home to an impressive lounge, bedroom 2 and the kitchen. The remaining bedroom is located on the top floor and has beautiful roof top views over Hove. The maisonette is available to rent from mid April on a long term, unfurnished basis. Many bars, restaurants and cafe's are on your doorstep here and Hove station is located within a half mile radius.
COUNCIL TAX BAND: C



Ventnor Villas is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops nearby. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city all within a short walk.

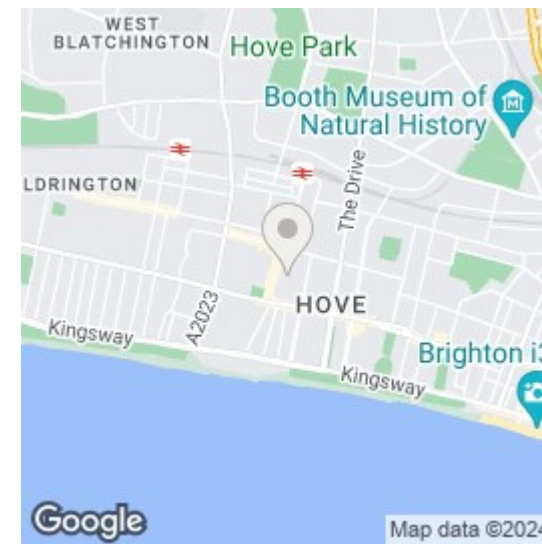


- Entrance hall
- Bedroom
10'5 x 10'4
- Bathroom
- Stairs leading to first floor
- Landing
- Living room
15'0 x 13'9
- Bedroom
15'5 x 14'0
- Kitchen
10'5 x 8'8
- Stairs leading to second floor
- Bedroom
17'5 x 16'5
- Shower room
- Fire exit

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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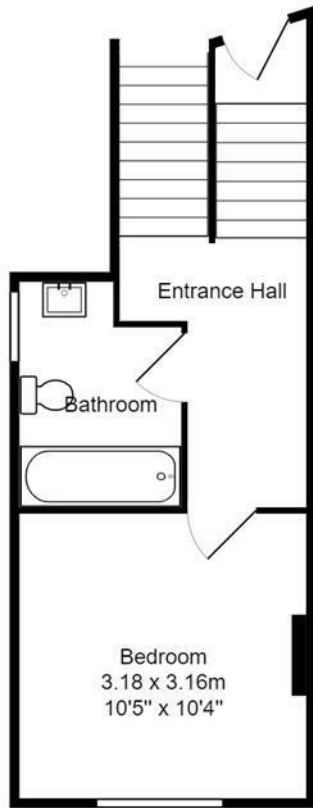


Council:- Brighton & Hove City Council
Council Tax Band:- C

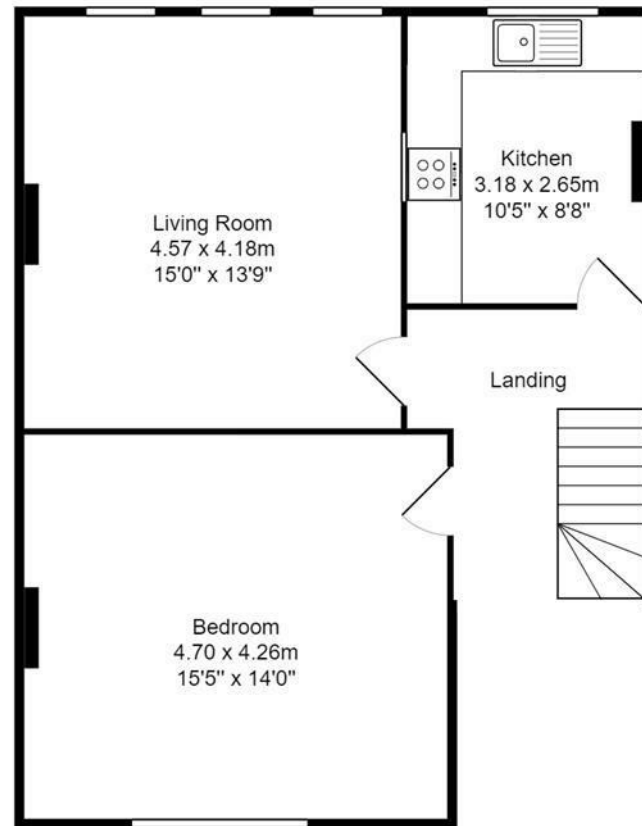
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Lower Floor
Area: 23.8 m² ... 256 ft²



Middle Floor
Area: 56.1 m² ... 604 ft²



Top Floor
Area: 37.6 m² ... 405 ft²

Total Area: 117.5 m² ... 1264 ft²

All measurements are approximate and for display purposes only.