



Burton Villas  
Hove

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# Burton Villas, Hove, BN3 6FN

£400,000

Situated in a desirable Hove location, this maisonette occupies the entire first floor and part of the ground floor in this attractive red brick period property. Boasting its own street entrance, the property is presented in excellent order throughout with a crisp white décor, enjoying high ceilings with period features.

Comprising of a ground floor study/single bedroom, two double bedrooms, a large living/dining room with beautiful box bay window, modern shower room and a spacious kitchen breakfast room.

Furthermore, the property is offered for sale with NO ONWARD CHAIN.

## Location

Burton Villas runs off Wilbury Crescent and is pretty wide, tree-lined street in central Hove. This location affords easy access to the popular Seven Dials with its array of eateries, wine bars and independent shops, with bus services giving direct access to Brighton City centre and beyond. The seafront and Hove Lawns are approx. half a mile away, as is Hove train station providing direct links to London, for those that commute. Hove Recreational ground and Hove Park are also within close proximity.

## Accommodation

The property's private street entrance is approached at level ground. Gated access leads onto the timber framed front door and ground floor entrance hall.

Here you'll find a single bedroom or good sized study; laid to plush grey carpeting with a bright dual aspect and pretty leaded light casement window.

A turning staircase with spindled balustrade rises to the first floor, double height galleried landing with side window and gives access to the main accommodation.

Enjoying a large box bay window with a south easterly aspect, the generous living room boasts high ceilings, tall skirting boards and a decorative fire surround. Laid to wood effect laminate floors with ambient wall lighting, there's also plenty of room for a dining table and chairs.

The principal bedroom has laminate floors continued and a crisp white décor with stripped wood window surrounds; characterful with a feature arched alcove and space for freestanding wardrobes, this is spacious double room. Bedroom two is a further double room with built in cupboard.

Modern in design, the kitchen is spacious and bright with room for a breakfast table and chairs, a large double glazed window and lots of natural light. Comprising a comprehensive range of white wall and base units with laminate work surface, mosaic tiled splash back and a stainless steel sink and drainer. There's a four ring gas hob with oven under and extractor hood above, with space and provisions for a washing machine, dishwasher and free standing fridge freezer.

The shower room has ceramic tiled surrounds with wood effect flooring and comprises a corner placed cubicle with thermostatic controlled shower, a low level eco flush WC and a pedestal wash basin.

## Additional information

EPC rating: D

Internal measurement: 944 Square feet / 87.7 Square metres

Tenure: Leasehold: 138 years remaining

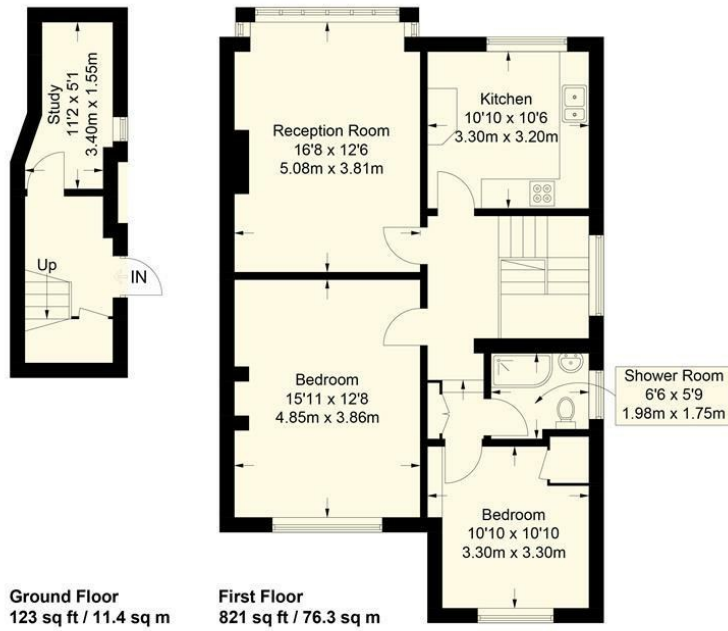
Maintenances charges: £800 per 6 months

Ground rent: £75 per 6 months

Managing agent: Pepper Fox

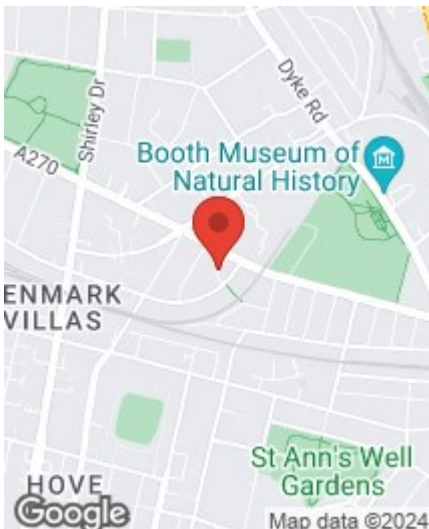
Council tax band: C

Parking zone: O



Approximate Gross Internal Area = 944 sq ft / 87.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Healy & Newsom © 2023



#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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