

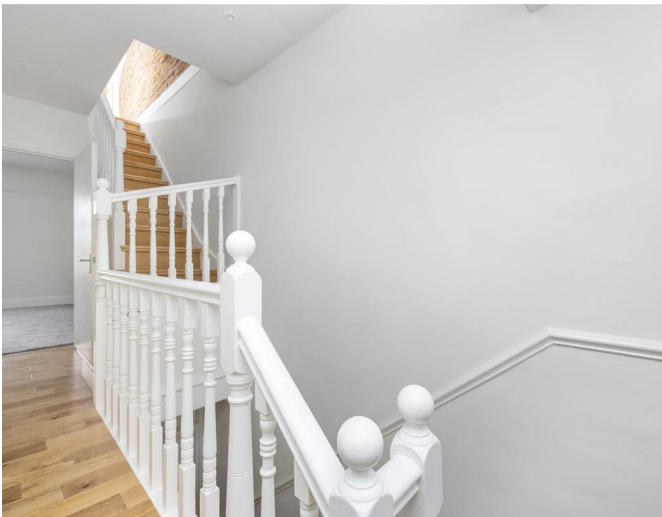


Portland Villas
Hove

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Portland Villas, Hove, BN3 5SB

Offers in the region of £425,000

A charming maisonette, occupying the first and second floors of an attractive red brick period property; located moments from Hove seafront.

Spanning 1,012 sqft, the accommodation comprises two double bedrooms, a bay fronted living room with separate kitchen, and a family bathroom.

Furthermore, the property enjoys a lovely blend of original features and contemporary fixtures and fittings throughout.

Location

Portland Villas is a fantastic spot close to Portland and Boundary Road with a plethora of independent, local shops and amenities and great links into Brighton City Centre and London via Portslade or Hove stations. You will also find Wish Park and the seafront moments away.

Accommodation

A recently refurbished, neutrally presented, first floor two bedroom maisonette flat. At the back of the property you will find a comfortable double bedroom with double glazed, west facing windows and a feature fire place.

As you continue through the property you are met with a modern, tiled bathroom with a shower over bath, WC, hand wash basin and a heated towel rail.

Continuing down the hallway, on the left, you have the well-equipped kitchen (with space for dining table) with built in cupboards, dishwasher and room for a washing machine and fridge/freezer. At the front of the property, you have the spacious lounge with bay windows allowing in abundance of natural light and an original fire place. As you make your way upstairs, you will find exposed brick wall leading into the second bedroom in the loft conversion, as well as wooden style flooring. This bedroom is light and airy, with built in wardrobes, WC and eaves storage.

Additional information

EPC rating: C

Internal measurement: 1,021 Square feet / 94.8 Square meters

Tenure: Share of Freehold

Council tax band: C

Parking zone: L

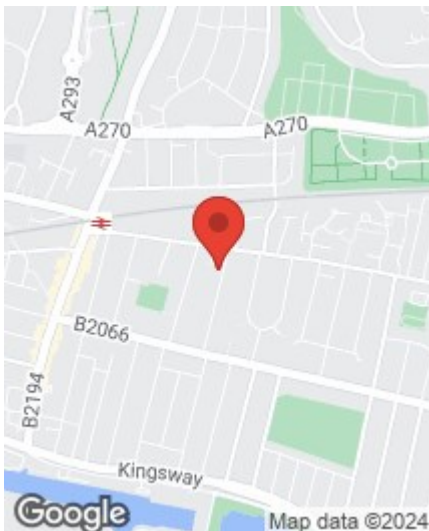
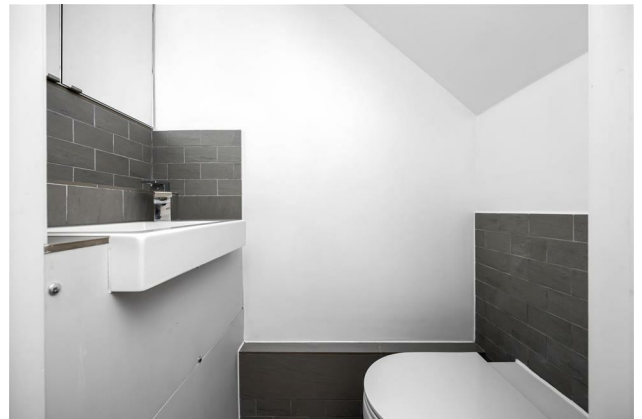
Portland Villas



First Floor
Approximate Floor Area
690.50 sq ft
(64.15 sq m)

Second Floor
Approximate Floor Area
199.02 sq ft
(18.49 sq m)

Approximate Gross Internal Area = 82.64 sq m / 889.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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