

H&N



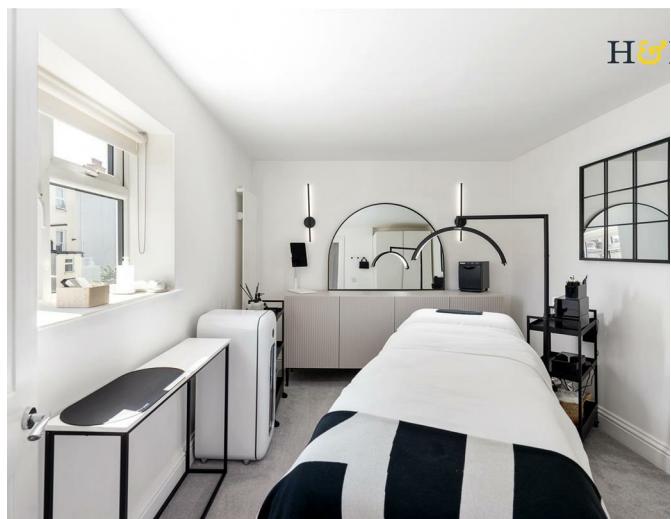
Hova Villas  
Hove

HEALY  
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EST. 1990



H&N



# Hova Villas, Hove, BN3 3DF

£425,000

An exquisite two double bedroom property with an abundance of light and having a private entrance, this split level maisonette boasts an exceptionally spacious layout, making it ideal for individuals or families seeking comfort and style.

Situated in close proximity to the seafront, mainline station, and local shops, this home offers the perfect balance of tranquillity and convenience. Whether you are looking to enjoy leisurely walks along the beach or the vibrant local amenities, it is ideally located to cater to your lifestyle needs. This beautiful flat is a rare find and is sure to impress those seeking a stylish and comfortable home in Hove.

The exterior of this Victorian building has been kept in excellent order, original steps lead to the maisonette's own private front door. Upon entering the entrance hall you will be greeted by a beautifully finished interior that has been presented to a high standard throughout, showcasing meticulous attention to detail.

Stairs lead up to a split level landing with a south facing window allowing light to flow through the property, all of the windows are double glazed for energy efficiency. Here you'll find access to a large loft, that is included within the demise of this property - providing extra storage space or potential for further development. subject to necessary consents.

Both bedrooms are well-proportioned doubles, ensuring ample space for rest and rejuvenation, with both having ample fitted wardrobes and lots of natural light.

The generous reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining. An open plan kitchen with a range of bespoke fitted units and matching island is exceptional feature of this property and is includes fully integrated appliances, making it a joy to cook and dine in.

The luxury bathroom enjoys sleek metro tiled surrounds and includes a bath with shower over, fitted vanity unit and a W.C.

## Location

Hova Villas is situated in an enviable location of Church Road in central Hove and one road away from Hove-Lawns and seafront. A range of local shops, restaurants and bars can be found along Church Road and George Street as well as a more comprehensive range of shopping facilities in Churchill Square shopping mall in central Brighton. For the commuters, there are regular bus services affording access to all parts of the City and beyond, as well as Hove mainline railway station which is within 0.6 miles and offers a direct link to London Victoria and surrounding areas.

## Additional Information

EPC rating: F

Internal measurements: 610 Square feet / 56 Square metres

Tenure: Leasehold - Lease 118 years remaining

Managing agents: Harper Stone

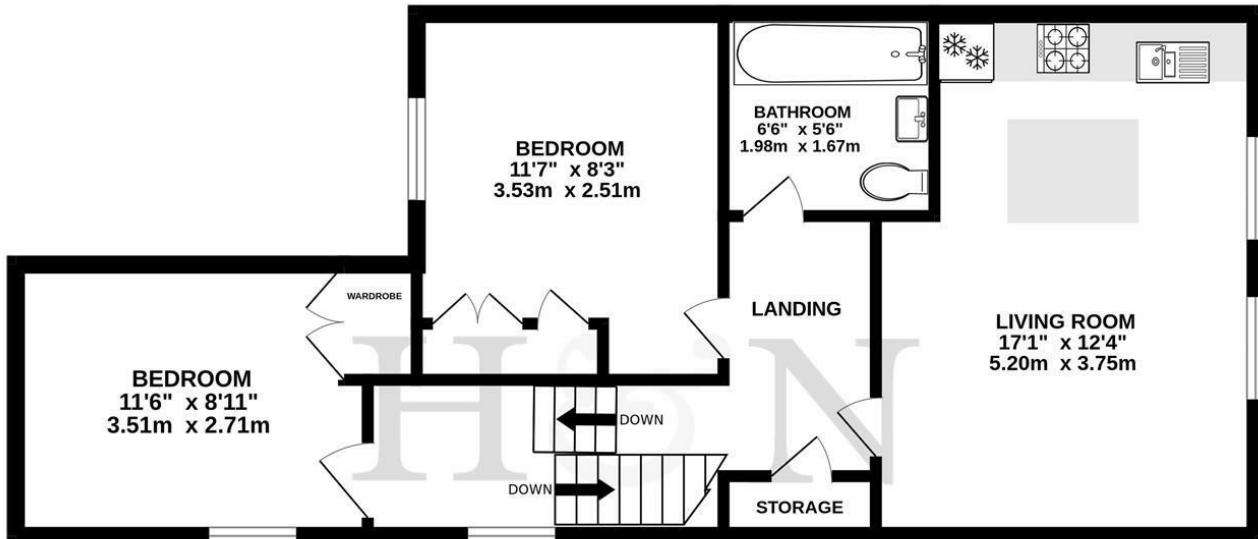
Maintenance charges: £1,600 per year

Ground Rent: £150 per year

Council tax band: A

Parking zone: N

## 1ST FLOOR



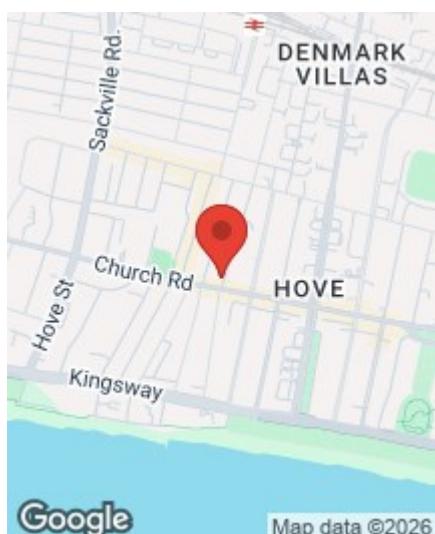
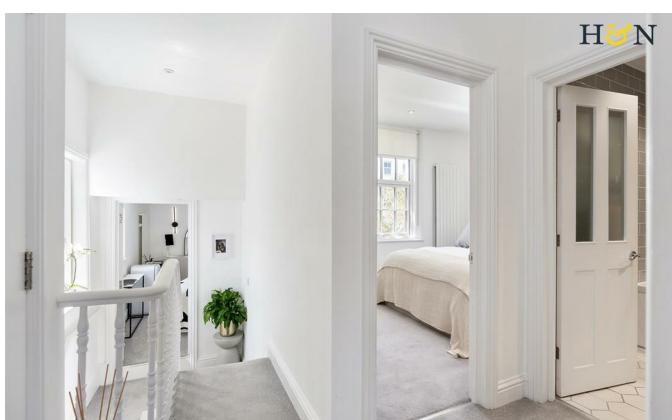
## GROUND FLOOR



TOTAL FLOOR AREA : 610sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### 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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