





# 16 Osborne Villas

Hove, BN3 2RE

**Offers in excess of £850,000**

Freehold semi-detached period villa spanning 3 floors - planning permission granted in 2021 for rear extension - vacant possession

This substantial semi-detached bay fronted Victorian freehold property set over 3 floors comprising to the ground floor, living room with bay window, dining room/bedroom, separate WC and rear bathroom. The internal staircase leads down to the lower ground floor with bathroom to the front, 2 double bedrooms and rear kitchen with access out to the paved courtyard garden. On the first floor is a bathroom to the rear, with a further double bedroom and kitchen. Plans have been prepared to show change of layout to provide a 4/5 bedroom house with 3 reception room - see floor plans attached.

Situation - The property is located on the West side of Osborne Villas with Church Road and local amenities and restaurants to the North. The property is within walking distance of Hove Lawns and seafront. Hove mainline railway station is minutes away, with commuter links to London & Gatwick.

**Accommodation - LOWER GROUND FLOOR**

Bathroom; Bedroom 1; Bedroom 2; Kitchen; Separate side entrance

**GROUND FLOOR**

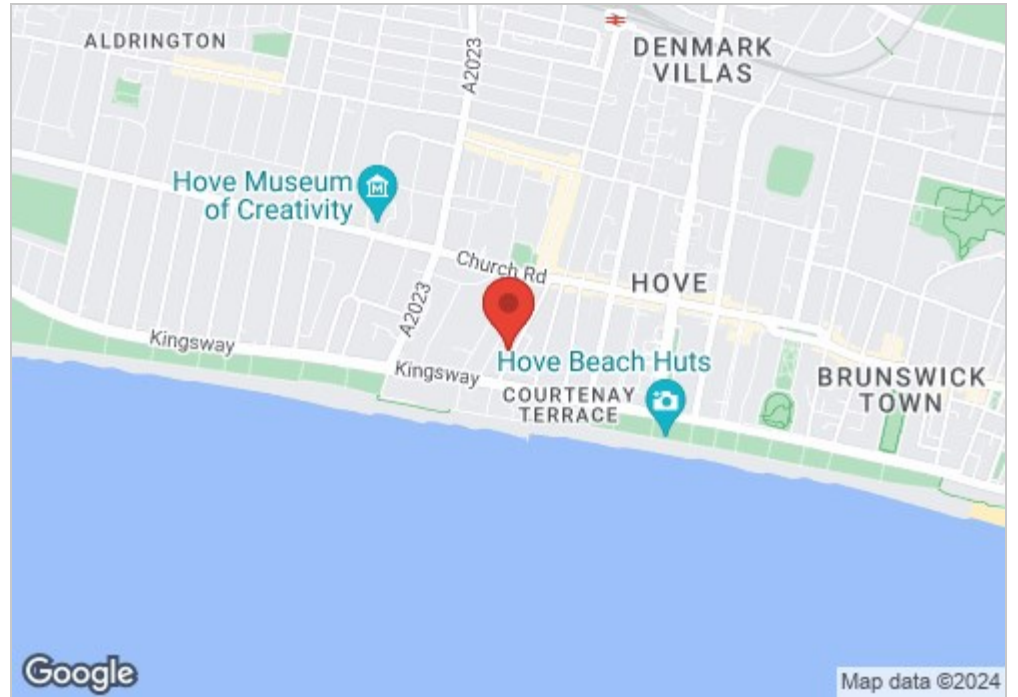
Front door; Lounge; Dining Room/Bedroom; Separate WC; Bathroom

**FIRST FLOOR**

Bathroom; Bedroom; Kitchen

Total Floor Area - 160 sq.m.

Planning - Planning permission was granted on the 14th of April 2021, for the erection of a single storey extension and knocking through the raised ground floor spine wall, and fenestration alterations, planning no BN2021/00509.

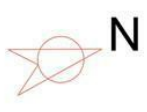
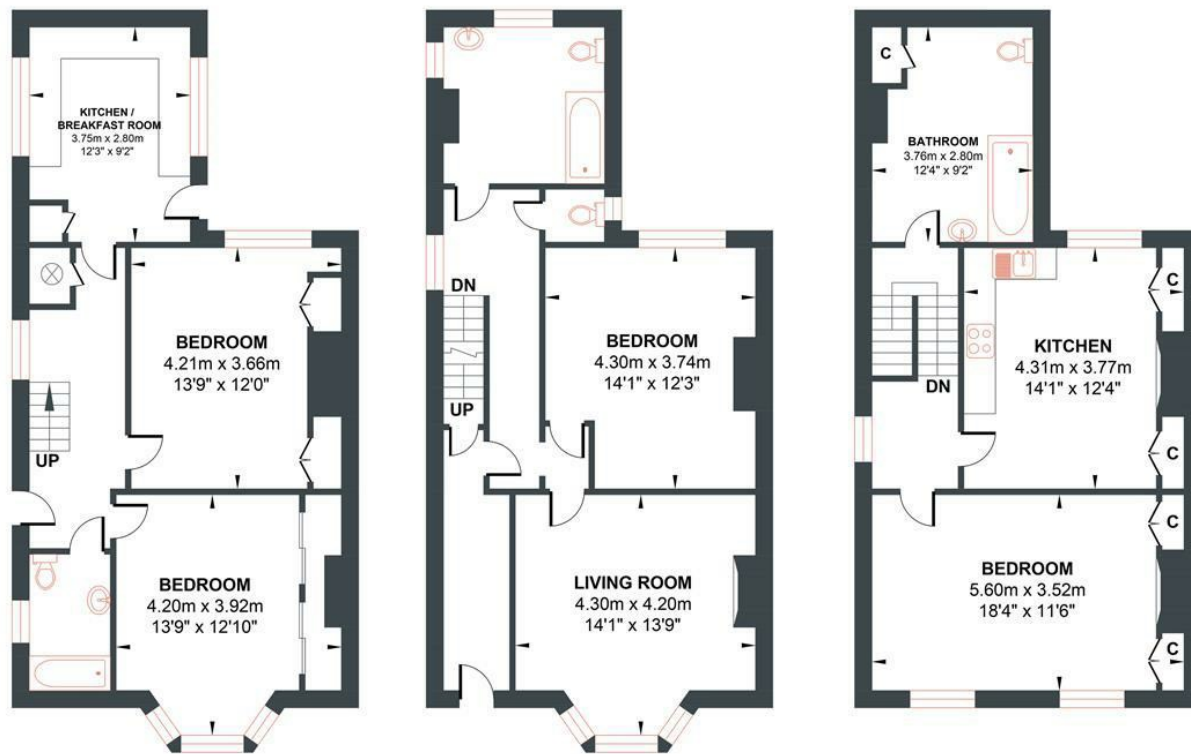


- Freehold
- Planning to be one house
- In Need of Modernisation
- Fantastic Location
- Currently 2 Flats
- 4 Bedrooms
- West Facing Garden
- No Chain

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

## OSBORNE VILLAS

Approximate Gross Internal Area = 160.83 sq m / 1731.16 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



**LOWER GROUND FLOOR**  
 Approximate Floor Area  
 581.68 sq ft  
 (54.04 sq m)

**GROUND FLOOR**  
 Approximate Floor Area  
 581.68 sq ft  
 (54.04 sq m)

**FIRST FLOOR**  
 Approximate Floor Area  
 567.79 sq ft  
 52.75 sq m)

