





# Gilmour House 14-16 Albany Villas

Hove, BN3 2GZ

**Guide price £450,000**

A stunning 2 bedroom apartment a stone's throw away from Hove Beach. Inside, you are welcomed by a spacious entrance hallway with two storage cupboard and plenty of room for shoes and coats. Next is the open plan living room, dining area and kitchen. This space provides lots of natural light, thanks to it's large windows and offers lots of room for separated living and dining areas. The kitchen, with integrated hob, oven, extractor fan and fridge/freezer, is a modern white gloss design and has plenty of storage.

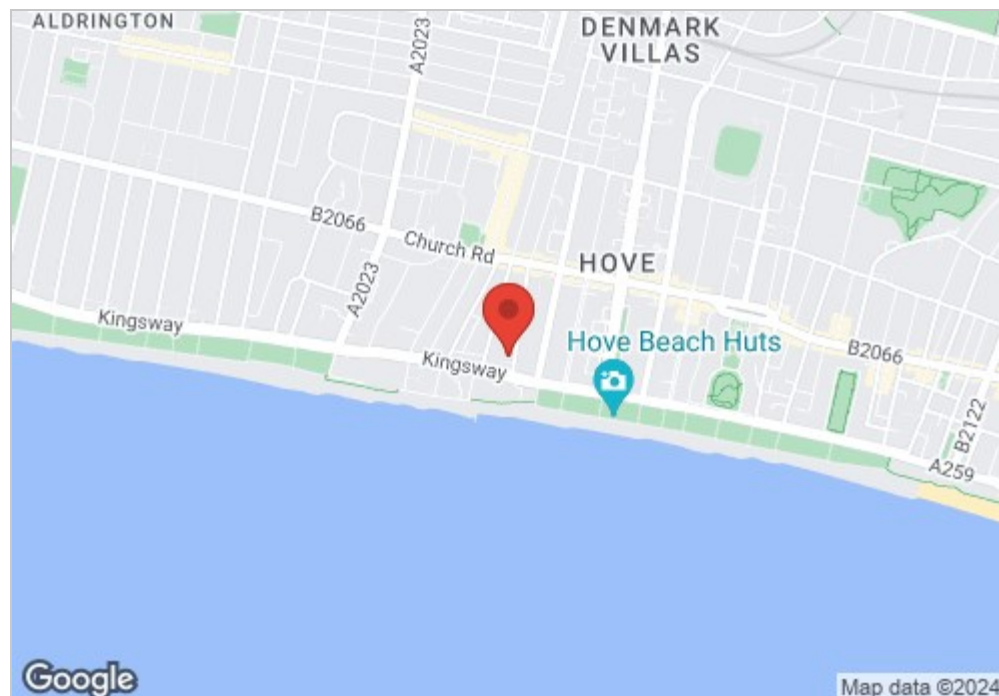
Moving on we have the first of the two bedrooms, and though this is the smaller of the two, it still has room for a double/king bed and has built in wardrobes for you storage needs. It also has lots of natural light as it has a door to access the garden at the rear. The second bedroom, the Master, is a large room with plenty space for all your bedroom furniture. It also features large windows providing lots of natural light, making the space welcoming.

Finally, you have the modern family bathroom, complete with a shower over the bath.

The property benefits from it's great location right next to the beach and a wealth of local amenities. It also has direct access to the garden so you can enjoy outdoor space in private and has London Road station under 15 minutes drive away.

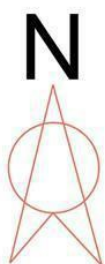
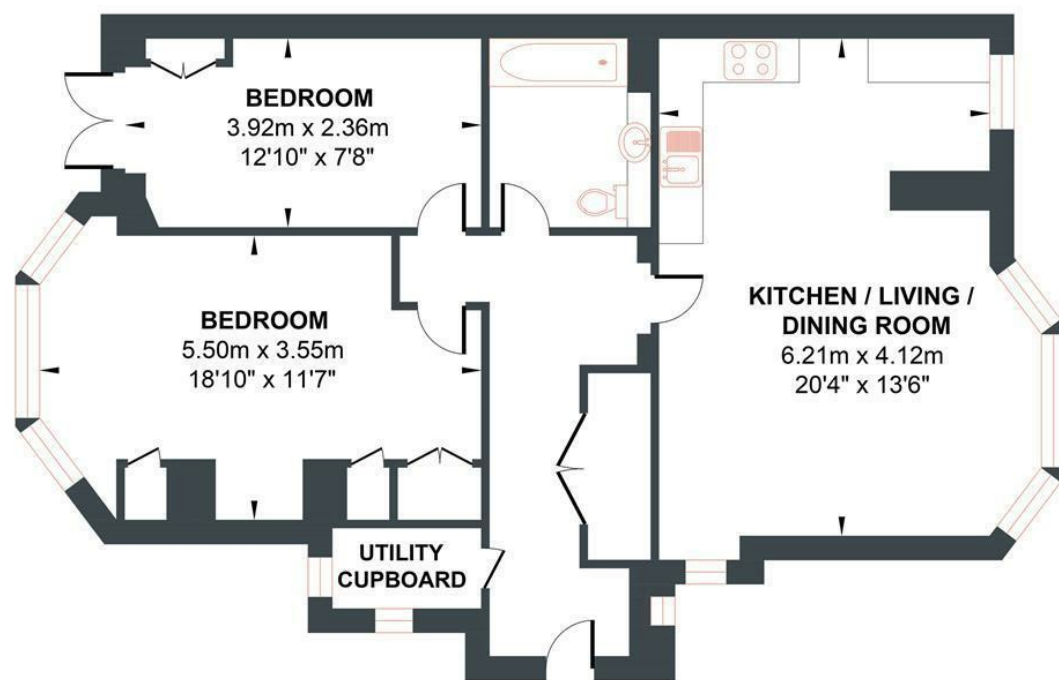
- GUIDE PRICE £450,000
- 112 Years Remaining
- - £475,000
- 2 Bedrooms
- Bathroom
- Kitchen
- Living Room
- Large Patio
- Car Free Development
- Own Street Entrance
- Close to Hove Seafront

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



## ALBANY VILLAS

Approximate Gross Internal Area = 76.24 sq m / 820.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

**Approximate Floor Area**  
820.64 sq ft  
(76.24 sq m)

