













## 6 Burton Villas

Hove, BN3 6FN

## **Guide price £1,150,000**

This wonderful five bedroom semi-detached period home is situated on the highly soughtafter Burton Villas in Hove, offering an exceptional blend of character, space, and modern living. Positioned within walking distance of Hove Park, Hove Recreation Ground, Hove Station, Brighton Station, Church Road, and the seafront, the location is ideal for families and professionals looking for convenience.

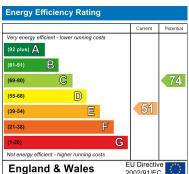
The property falls within the catchment area of some of Brighton & Hove's most highly regarded schools, including Lancing Prep, Brighton College, Bhasvic College, Cardinal Newman Catholic School, Blatchington Mill, and Hove Park School. With access to both outstanding independent and state education, this home is perfect for families prioritising quality schooling.

Arranged over three floors, the property consists of two reception rooms, a dining room, an immaculately presented kitchen and a ground floor w/c. Upstairs, there are five bedrooms and two large family bathrooms. A handy utility room and fully-powered garden room complete this wonderful family home. Also, this property has approved planning permission for alterations. (Ask agent for more details)

An attractive west facing garden measuring (9.5m x 7.3m) A true sun trap, the beautifully landscaped rear garden enjoys sunlight all day long. Perfect for alfresco dining.

This exceptional property offers the perfect combination of space, style, and location, making it an ideal family home. With its thoughtfully designed layout, excellent school catchment, and outdoor space, it provides everything a growing family could need. Offering a vibrant yet peaceful lifestyle in one of Hove's most desirable areas, this is a rare opportunity not to be missed!

- SEMI-DETACHED HOUSE
  FIVE BEDROOMS
- WEST FACING GARDEN
- EDWARDIAN
- EASY ACCESS TO **BRIGHTON & HOVE** STATION
- GREAT LOCAL SCHOOLS
  CHAIN FREE
- PERIOD FEATURES
- HIGHLY-SOUGHT AFTER **HOVE LOCATION**
- WIDE CHOICE OF **AMENITIES**

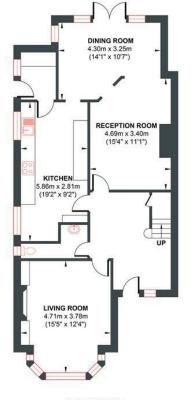




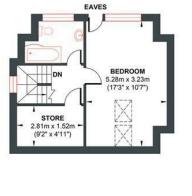


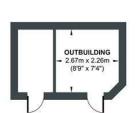
## **BURTON VILLAS**

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 171.19 sq m / 1842.67 sq ft









GROUND FLOOR

Approximate Floor Area 858.52 sq ft (79.76 sq m)

Approximate Floor Area 648.31 sq ft

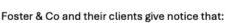
(60.23 sq m)

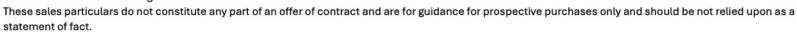
Approximate Floor Area 335.83 sq ft (31.20 sq m)

SECOND FLOOR

Approximate Floor Area 120.66 sq ft (11.21 sq m)

OUTBUILDING





We are not to be held responsible for material information that has not been given to us by our client at the time of marketing. All measurements are approximate

