

Paul Bott & Co



- Ground Floor Garden Apartment
- Two Double Bedrooms
- Exceptional Finish
- Large Open Plan Living Space

Ground Floor Flat, 2 Burton Villas, Hove, BN3 6FN

Offers In Region Of £575,000

Offers in the Region of £575,000. Beautifully presented two-bedroom garden apartment situated in a quiet leafy residential street in Hove. The apartment benefits from its own private entrance, West facing garden and stunning finish including bespoke fitted kitchen, herringbone flooring and landscaped garden. Long Lease and Chain Free.



Property Description

Finished to an exceptional standard throughout following a full renovation in 2023, the property combines beautiful design with high-specification features. Renovations included brand new plumbing, electrics and lighting, a modern kitchen and bathroom, engineered herringbone flooring, new plastering, new carpets in the bedrooms, and a new boiler. The garden was also professionally landscaped to provide a welcoming and functional outdoor space. Nestled just off Old Shoreham Road, this superb home is ideally situated close to the city centre, excellent public transport links, and BHASVIC.

The apartment sits towards the bottom of a pretty and peaceful street, with a charming front garden and a traditional-style entrance. Upon entering, you're greeted by a long hallway finished with elegant herringbone flooring, sleek neutral décor, inset spotlights, and updated column radiators – all setting the tone for the rest of the property.

At the rear, the stunning open plan living and dining area benefits from high ceilings and excellent natural light. The focal point is a contemporary built-in electric log-effect fire, providing both style and comfort. Sliding doors lead directly to the expansive, landscaped garden – fully paved and designed for easy maintenance – with ample space for entertaining or relaxing outdoors.

The newly installed kitchen features quality cabinetry, integrated appliances, and generous storage, with a rear window and glazed door allowing light to flood in.

The principal bedroom, positioned at the front of the property, enjoys the morning sun through a large, bowed bay window. Luxurious new carpets add comfort underfoot, and the room includes a bespoke walk-in wardrobe with custom shelving, drawers, and hanging





space, as well as a second walk-in storage closet. The second bedroom is well-proportioned, complete with built-in mirrored wardrobes and space for a double bed.

The bathroom is immaculately finished with a high-spec suite including a walk-in glass shower enclosure, WC, and stone wash basin, complemented by stylish grey tiling across both the floor and walls.



Burton Villas, BN3

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2025 - Produced for Bott and Company

29 Upper St James Street,
Brighton, East Sussex, BN2 1JN

www.paulbottandcompany.co.uk
01273 605530
info@paulbottandcompany.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements