



**Ventnor Lodge Ventnor Villas, HOVE BN3 3DD**

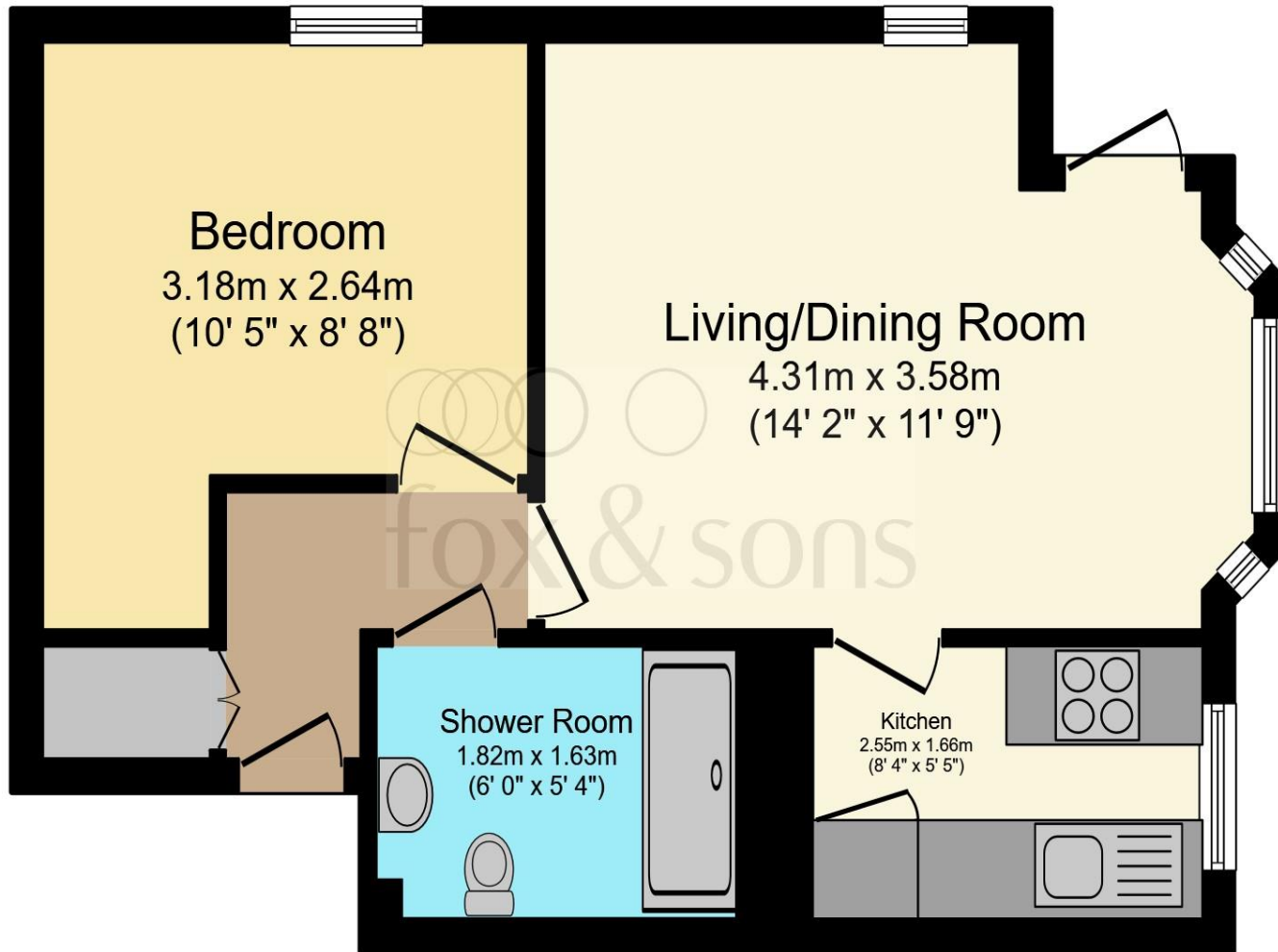


**welcome to**

## **Ventnor Lodge Ventnor Villas, HOVE**

Fox and Sons are delighted to offer this well laid out and spacious 1 double bedroom ground floor flat with balcony and allocated covered parking. The property is well laid out and comprises of a good sized living area, separate well fitted kitchen, double bedroom and contemporary shower room. Located in the heart of central Hove adjacent to the many amenities of Church Road and within a short walk of both Hove seafront and Hove station.





Total floor area 37.9 sq.m. (408 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Ventnor Lodge Ventnor Villas, HOVE

- ALLOCATED COVERED PARKING
- GROUND FLOOR
- BALCONY
- GOOD SIZED LIVING ROOM
- SEPARATE KITCHEN

Tenure: Leasehold EPC Rating: E

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRH108864](https://fox-and-sons.co.uk/Property/CRH108864)

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
CRH108864 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01273 820280**



[Hove@fox-and-sons.co.uk](mailto:Hove@fox-and-sons.co.uk)



161 Church Road, HOVE, East Sussex, BN3 2AD



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)