



## Ranelagh Villas, Hove BN3 6HE

*Fox & Sons are delighted to offer this stunning four bedroom Victorian semi-detached house situated in the heart of central Hove, within walking distance to Hove train station and Hove park.*

**welcome to**

## **Ranelagh Villas, Hove**

This amazing yellow brick period property has been a family home for over 40 years and is in need of a complete refurbishment. The beautiful house is full of period features, working fireplaces in most rooms and cornicing to die for! Upon entering the porch into the spacious hallway and 13ft high ceilings, there are two large reception rooms with potential to open up subject to planning! Then into the dining area and kitchen with a pantry and ample storage. This leads into the large south facing suntrap garden with two outbuildings currently used as a workshop and shed, also a greenhouse with a grape vine the current owner used to make into wine. The garden has lots of history and had a lot of love and care put into it over the years which is reflected in its charm! With four double bedrooms and a bathroom on the first floor, the property further benefits from a large loft with potential to extend into and also out the back STNP. Lastly, it also has a driveway at the front which is a godsend in central Hove!





Total floor area 153.7 m<sup>2</sup> (1,655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Ranelagh Villas, Hove

- STUNNING SEMI-DETACHED VICTORIAN HOUSE
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- FABULOUS CENTRAL HOVE LOCATION
- PROPERTY IN NEED OF MODERNISATION
- SOLD WITH NO ONWARDS CHAIN
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- WALKING DISTANCE TO HOVE STATION & SEAFRONT

Tenure: Freehold EPC Rating: Awaited

Offers in Excess of  
**£1,000,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRH109322 - 0005

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**01273 820280**



Hove@fox-and-sons.co.uk



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



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