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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Portland Villas, Hove, BN3 5SB

£995,000

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TOTAL FLOOR AREA: 1719 sq ft (159.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, agents and any other parties are not responsible for any errors or omissions as to their accuracy or efficiency can be given. Made with Metaplan ©2022

Accommodation comprises: * Living Room: 15' x 12' 5" * Dining Room: 11' 9" x 9' 9" * Kitchen/Dining Room : 25' 2" x 16' 3" * Bedroom: 12' x 10' 10" * Bedroom: 16' 3" x 14' 9" * Bathroom: 6' 6" x 9' 9" * Bedroom: 11' 2" x 10' 7" * Bedroom: 17' 4" x 19' 5" * Dressing Room : 9' 5" x 8' * En Suite Shower Room : 9' 2" x 3' 9" * Summer House: 12' 6" x 7' 9" This delightful four-bedroom, semi-detached house is approached via an attractive gated front garden, leading into the spacious entrance hallway. The accommodation comprises on the ground floor a bay-fronted lounge with working feature fireplace, separate dining room/reception room, cloakroom, and a stunning open-plan kitchen/dining room - contemporary in style with an extensive range of fitted appliances and bi-fold doors on to the rear garden. To the first floor, there are three double bedrooms and family bathroom, and to the second floor, a double loft conversion has created an exceptional master bedroom suite with its own dressing room and en-suite shower room. To the rear of the property is a secluded west-facing garden laid predominantly to lawn with an area of decking, benefiting from stunning tree and shrub lined borders and side access. Worthy of particular mention is the raised area to the rear where there is a summer house and handy barn/storage area. The property is offered for sale in superb decorative order throughout, with further benefits including double glazed windows, gas fired central heating, and no ongoing chain. Portland Villas is situated in the popular area, with lots of local shops and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, as well as Portslade and Aldrington Train Stations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
 Call 01273 777123
 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.