



Portland Villas, Hove, BN3 5SB
£995,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Portland Villas, Hove, BN3 5SB

£995,000

An amazing four-bedroom, semi-detached house, complete with stunning west-facing garden and situated in this highly regarded location close to all amenities. The property is in excellent decorative order throughout and early and internal viewing is highly recommended.

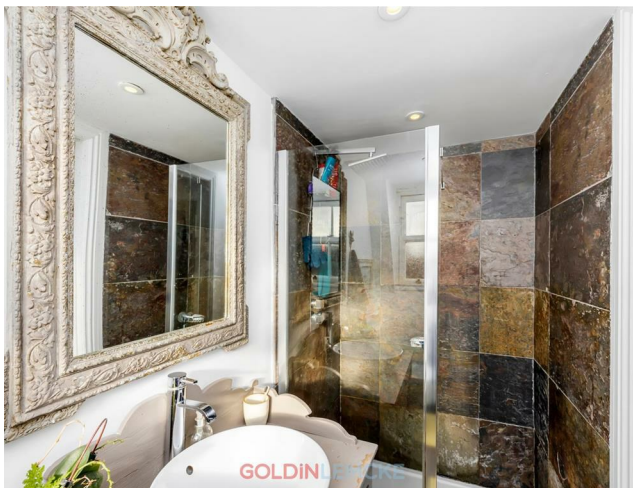




Further Information

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.

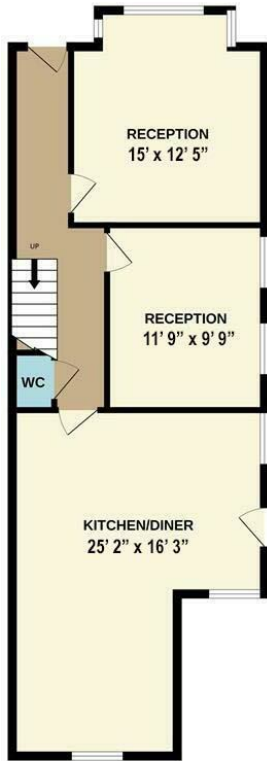


Portland Villas is situated in the popular area, with lots of local shops and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, as well as Portslade and Aldrington Train Stations.

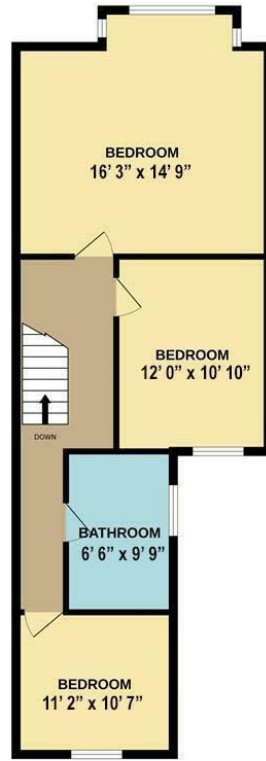
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GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.

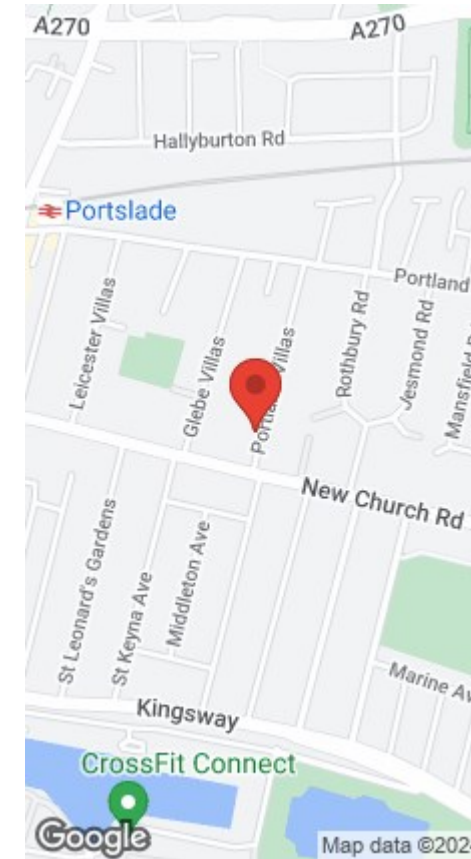


2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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