



Ventnor Villas, Hove, BN3 3DE
£500,000 - £525,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A beautifully presented two-bedroom flat occupying the entire lower ground floor of this period semi-detached building. Complete with private front and rear gardens, properties of this type are extremely rare to find, and early and internal inspection is highly recommended.



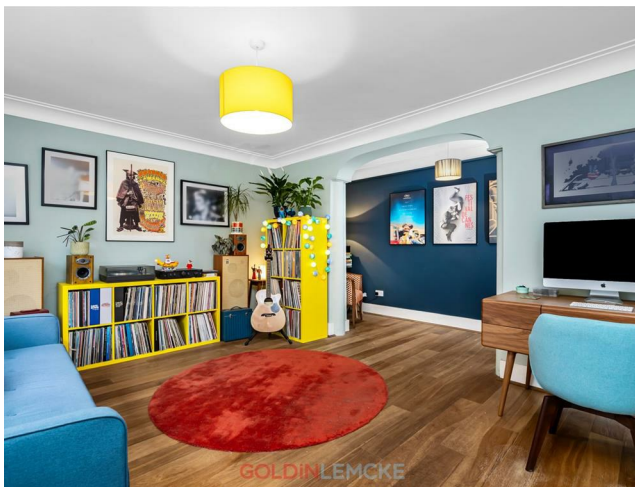


Further Information

**PRICE GUIDE £500,000 - £525,000*

The property is approached via a private gated entrance, with the accommodation comprising a spacious west-facing living room with archway to the inner hall with ample space for a home office/study area. From here, there is a fantastic kitchen/dining room, storage room, family bathroom, and two impressive double bedrooms - one being bay fronted and the other with a door opening to the front garden. Worthy of particular mention is the fantastic private rear garden with well stocked borders and handy built-in utility/storage cupboard. The property is presented in good decorative order throughout and really is a fantastic opportunity to purchase such an amazing flat.

Located in a popular and attractive road in central Hove, you are a stone's throw away from everything you could possibly need including Church Road with its' wealth of shops, bars, restaurants & more. Picturesque Hove Lawns are also only a short walk away as well as reliable local bus routes and Hove railway station for any commuters.



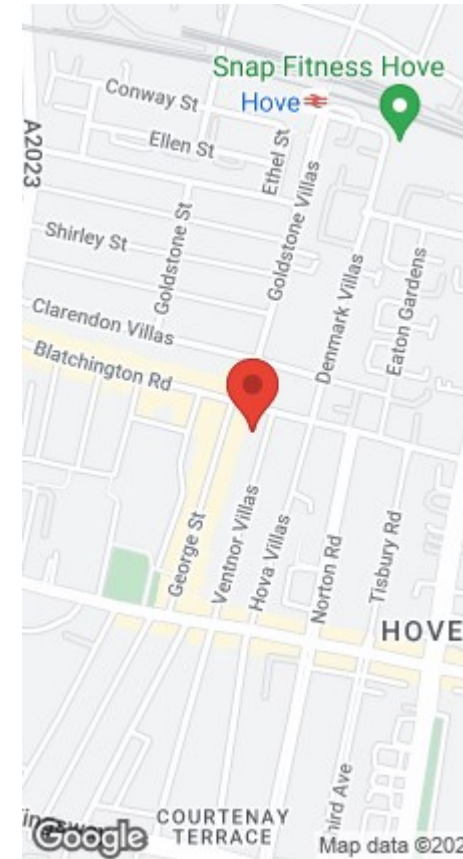
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TOTAL APPROX. FLOOR AREA 101.1 SQ.M. (1088 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			79
(55-68) D		66	
(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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