

GFF, 31 Ventnor Villas

Hove, BN3 3DA

Offers over £450,000

Occupying the entire ground floor of an elegant semi-detached Victorian property, this exceptionally spacious one-bedroom chain free apartment offers a footprint more commonly associated with a two-bedroom flat, complemented by a private east-facing garden, garage and driveway parking in one of Hove's most desirable locations.

Set amongst the handsome period homes of tree-lined Ventnor Villas, this impressive property retains a wealth of original Victorian features including high ceilings, ornate cornicing, sash bay windows, panelled doors and a beautiful marble fireplace, all combining to create a home of considerable character and charm.

The accommodation is arranged around a welcoming central hallway and extends to approximately 981 sq ft including the garage and side return. To the front of the property, an elegant west-facing living room enjoys wonderful proportions and natural light through a large bay window, with the original fireplace providing a striking focal point. The generous double bedroom overlooks the rear garden and benefits from fitted wardrobes and attractive bay windows, creating a peaceful and private retreat.

The separate kitchen is well-appointed and offers direct access to the garden, while the shower room benefits from a window providing natural light and ventilation. Additional storage can be found within the hallway.

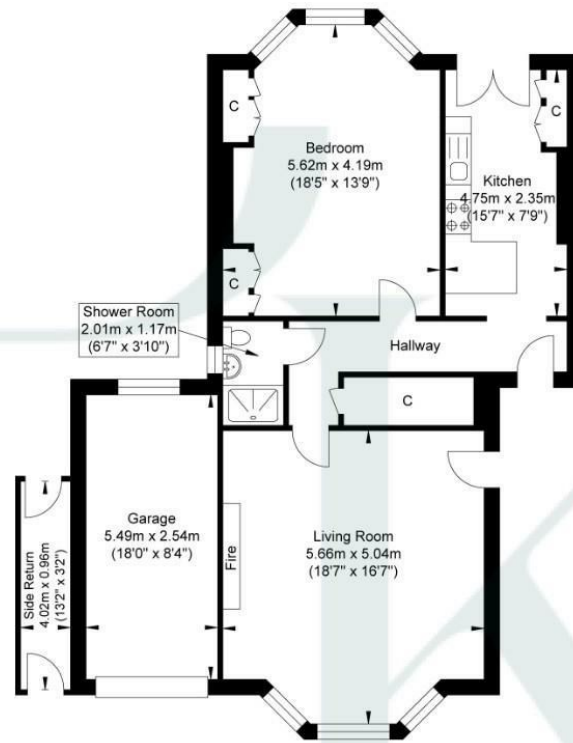
A particular highlight of the property is the mature east-facing walled garden, providing a wonderful outdoor space for relaxing, entertaining and gardening. Rarely found with apartments in central Hove, the property also benefits from its own private driveway and a large garage with power, lighting and a window. A secure side return runs alongside the garage, offering excellent storage for bicycles and outdoor equipment.

Given the generous proportions and substantial footprint, the property may also offer potential for reconfiguration to create additional accommodation, subject to any necessary consents.

Ventnor Villas is one of central Hove's most sought-after residential addresses, ideally positioned within easy reach of Hove Station, the seafront and the wide range of independent shops, cafés, restaurants and everyday amenities that make this part of the city so popular.



Ventnor Villas



Approximate Gross Internal Area = 91.14 sq m / 981.02 sq ft (Including Garage/Side Return)
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

Pearson
Keehan