



hamlyn  
smith.

Ventnor Villas, Hove, BN3 3DB

£450,000



1 Bedroom



1 Reception



1 Bathroom

A beautifully appointed first-floor, one-bedroom apartment set within an elegant Victorian villa on Ventnor Villas, a quiet and sought-after residential street in the heart of Hove. From the front door, there are views down towards the sea, while Hove station is less than a ten-minute walk to the north, placing this home in a prime and convenient location.

- An exceptional 1 bedroom apartment
- First floor flat
- immaculately presented throughout
- High specification
- 820 Sq Ft
- No onward chain
- Central Hove location
- Share of freehold





# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

The apartment centres around an impressive reception space that spans the full width of the property, combining kitchen, dining and living areas into a single, well-considered room. A large bay window with shutters, together with an additional sash window in the kitchen area, give leafy views over Ventnor Villas.

The kitchen is fitted with striking dark grey cabinetry, with all appliances included in the sale. These include an induction hob with downdraft extractor, two integrated fan ovens, an integrated dishwasher and washer/dryer, along with a large American-style Bosch fridge-freezer with double doors. Storage has been carefully planned, with integrated pull-out bins and a generous larder cupboard opening to shelving and drawers. The ideal combination boiler, still under warranty, is discreetly housed within a kitchen cabinet.

Throughout the apartment, the finish is of a high standard, with details such as designer column radiators and oak-effect laminate flooring running seamlessly from the reception space into the hallway and bedroom. Lighting has been thoughtfully designed, with a striking chandelier forming a focal point in the living area.

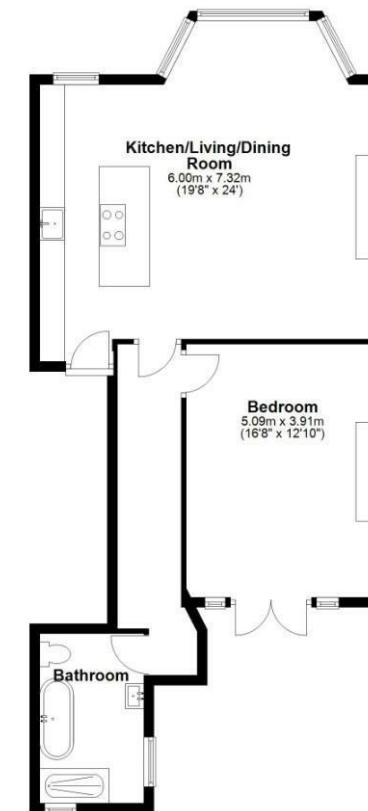
The bedroom is notably generous, measuring over five metres in length, and has double doors opening onto a fire escape, currently arranged as an outdoor seating area.

The bathroom has been recently renovated and is presented in excellent condition, featuring terrazzo-style floor tiles and a contemporary free-standing, double-ended bath with matte black pillar tap. There is also a separate extra-large shower cubicle with both waterfall and hand-held attachments. A modern hand basin sits within a smart vanity unit, also finished with matte black fittings.

Additional storage is available via a loft hatch above the dropped ceiling in the hallway, and the apartment has been insulated throughout.



First Floor



Total area: approx. 76.5 sq. metres (823.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

Plan produced using PlanUp.

