



Portland Villas, Hove, BN3 5SA
£900,000 - £950,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A stunning four-bedroom semi-detached house, positioned in this extremely central and sought-after location. The property benefits from off-road parking with an electric car charging point, an excellent sized east-facing garden, and a versatile outbuilding. Early and internal viewing is highly recommended.





Further Information

Arranged over three floors, the accommodation comprises an impressive entrance hall with original stained glass windows, west-facing living room with bay window and feature fireplace, and a superb open plan dining room/fitted kitchen finished to an excellent standard, featuring an induction hob and Quooker tap, with bifold doors opening directly onto the garden. There is also a utility room, study with side access, and a cloakroom, with the added benefit of a toilet on each floor.

To the first floor, there is a spacious landing with further original stained glass window, modern family bathroom, separate cloakroom, and three well-proportioned double bedrooms. The second floor provides an excellent sized principal bedroom with modern en suite shower room.

To the rear, there is a landscaped east-facing garden with side access and two outdoor electrical sockets. The garden also includes a garden room, currently arranged as a salon, which is heated, powered and has a water supply, with bifold doors opening onto the garden.

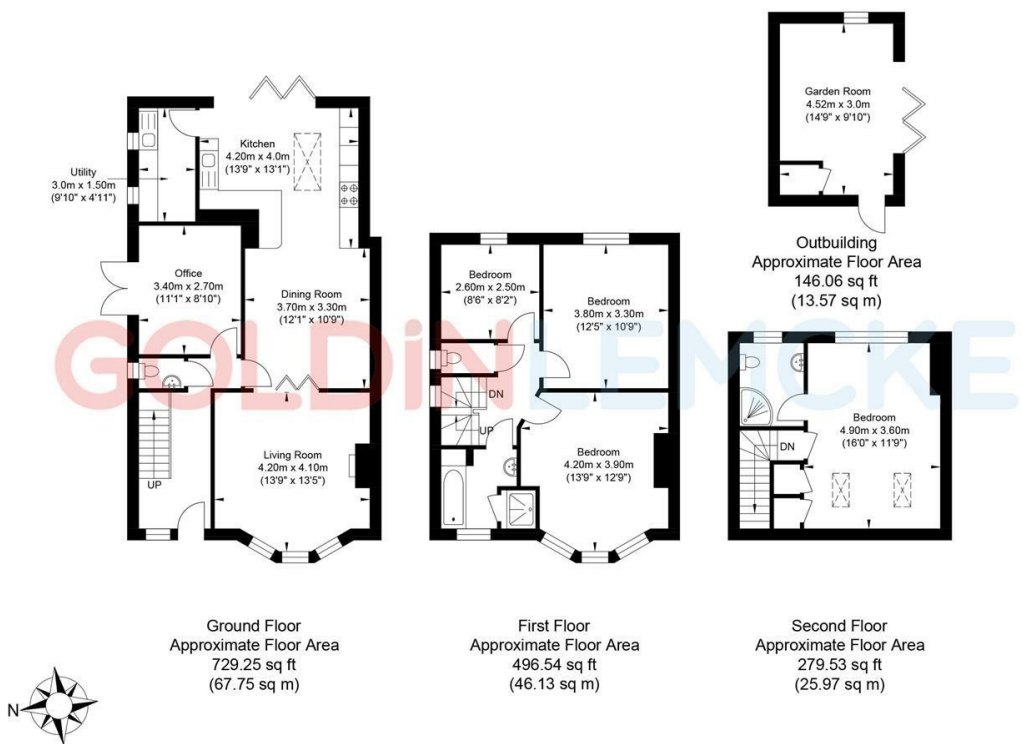
Portland Villas is well positioned in central Hove, within easy reach of Boundary Road, Portland Road and Richardson Road, all offering a good range of independent shops, cafés and everyday amenities. Portslade and Hove stations are nearby, making it a practical choice for commuters, and the seafront is also within easy reach. The area is well connected with regular bus routes and remains a consistently popular spot.



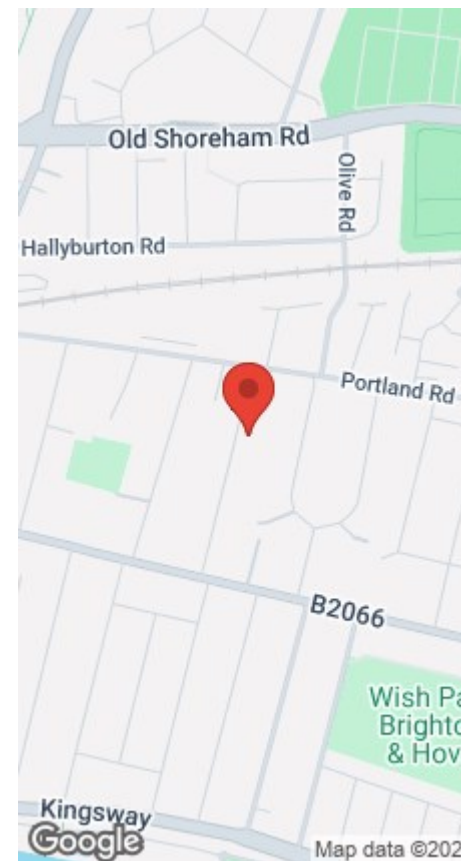
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Portland Villas



Approximate Gross Internal Area (Excluding Outbuilding) = 139.85 sq m / 1505.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(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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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.