



First Floor Flat, 21 Albany Villas

Hove BN3 2RS

Guide Price £425,000 - £450,000

- SPACIOUS FIRST FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- MODERN BATHROOM
- DOUBLE ASPECT LIVING ROOM
- CONTEMPORARY KITCHEN
- BALCONY

This beautifully presented first floor apartment forms part of an attractive period building and effortlessly combines charming character features with modern living. Retaining original coving and skirting boards, the property offers a wonderful sense of period elegance throughout.

With both east and west aspects, the apartment is filled with natural light, creating a bright and spacious atmosphere in every room. The accommodation comprises two generous double bedrooms and a stylish double aspect kitchen and living room, ideal for both relaxing and entertaining. There is a contemporary ensuite shower room to the principal bedroom, alongside a separate modern bathroom.

Presented in excellent order throughout, this is a home ready to move straight into. The property also benefits from a share of the freehold, offering added security and long term appeal.

Situated in a highly desirable Hove location, the apartment is just a few minutes' walk from the seafront. Hove mainline station is within easy reach, along with a wide selection of cafés, restaurants and shopping facilities, making this an ideal home for those seeking both convenience and a vibrant coastal lifestyle.

ENTRANCE HALL Radiator.

KITCHEN Double aspect, incorporating sink with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with concealed extractor over, electric oven, integrated fridge/freezer, washing machine and dishwasher, 'Vaillant' gas fired boiler, tiled splashback.

LIVING/DINING ROOM Double aspect, sash bay window, radiator, coving.

BEDROOM 1 Bay window, two fitted wardrobes, radiator, coving.

BALCONY

BEDROOM 2 Sash window, radiator, coving.

ENSUITE SHOWER ROOM Comprising walk in shower, low level w.c, sink with cupboard under, tiled walls.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, sink with unit under, low level w.c, tiled walls.

OUTGOINGS

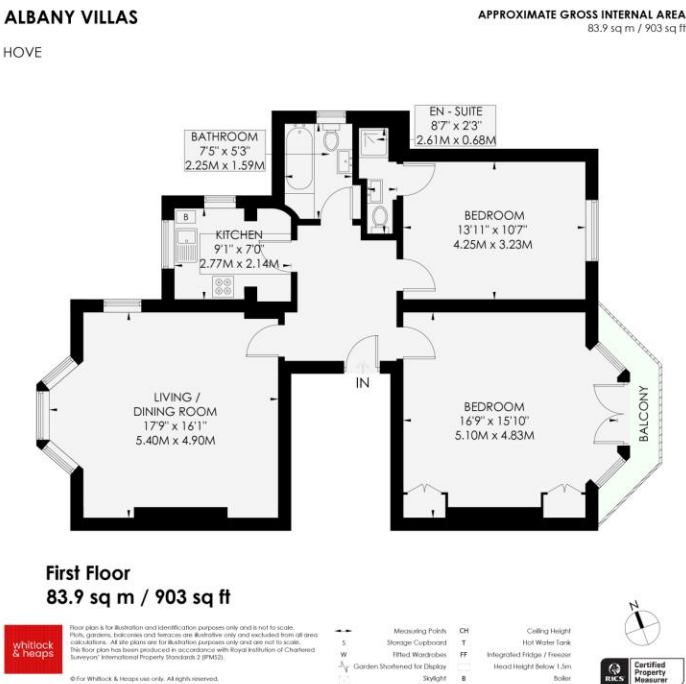
SHARE OF FREEHOLD

Remainder of 999 year lease.

Maintenance £116 pcm.

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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