

Ventnor Villas

Hove

£450,000



Superbly positioned in central Hove on a lovely tree-lined street, moments from the amenities of Church Road, the Seafront and Hove Train Station, a generously-sized and well-presented **TWO BEDROOM TOP (SECOND) FLOOR APARTMENT**.

Presented to a good standard throughout, this attractive period apartment is beautifully light and well-proportioned, with **large sash windows** and **high ceilings** enhancing the sense of space.

The accommodation includes a **generous living room**, a **separate fitted kitchen**, **two particularly spacious double bedrooms**, and a **bathroom fitted with a white suite**, creating a stylish and well balanced home.

In the Local Area

Ventor Villas is a charming tree-lined one-way street in the centre of Hove known for its elegant Victorian architecture. When it comes to shops, bars, and restaurants, the hubbub of Church Road is at the end of the street, while George Street and Blatchington Road are just moments away, offering plenty of choice surrounded by iconic period architecture.





Hove Lawns, Palmeira Square, and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront are within walking distance.

Hove mainline station is a short walk, providing convenient commuter links to London and Gatwick, and regular bus services travel all across the city and to Devil's Dyke with its panoramic views and country walks.

Further Information

Ventnor Villas is situated in parking zone N and is currently in council tax band B, which is charged at £2,006.23 for 2026/27. EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

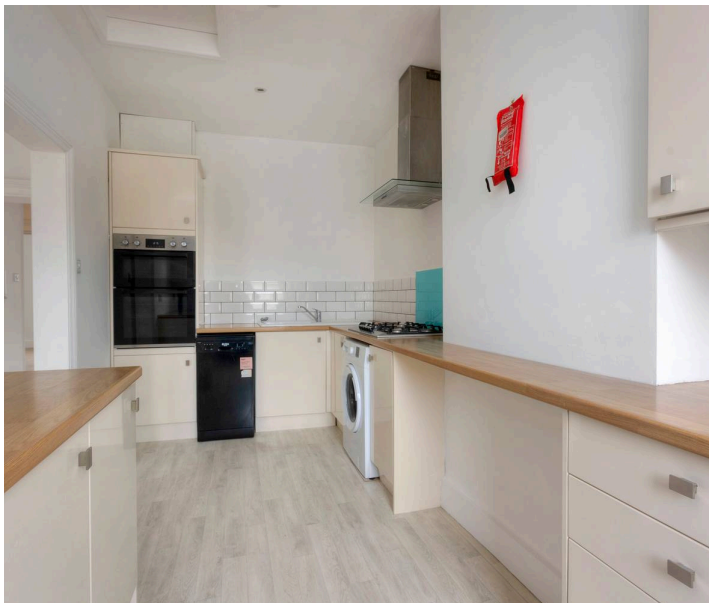
Tenure: Leasehold

Unexpired term on lease - 89 years - please speak to Sawyer & Co regarding a lease extension

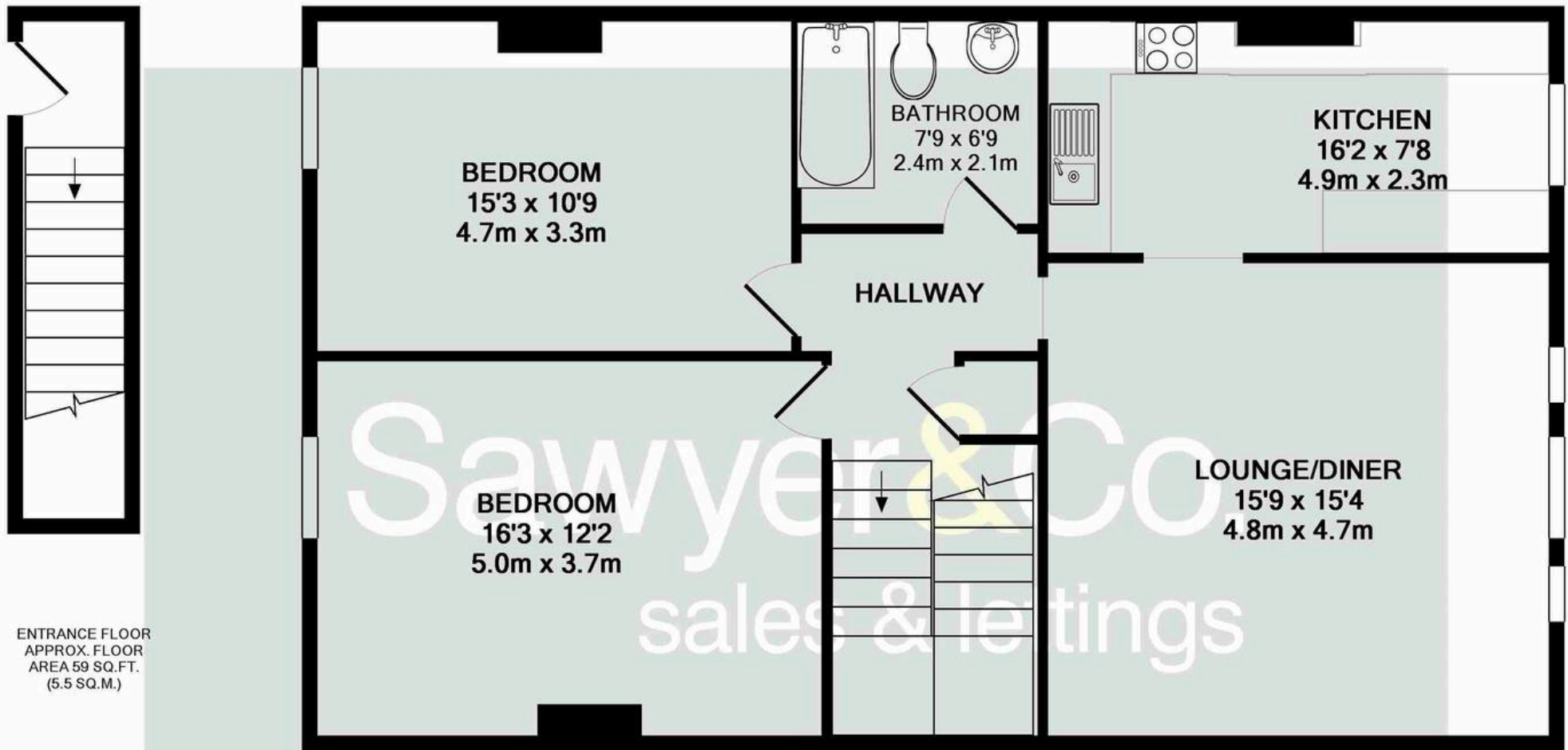
Service Charge - £1,596.50 pa

Ground Rent - £150 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







ENTRANCE FLOOR
APPROX. FLOOR
AREA 59 SQ.FT.
(5.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

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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Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.