



Ventnor Villas
Hove

HEALY
& NEWSOM

EST. 1990





Ventnor Villas, Hove, BN3 3DB

A delightful first floor flat offering a perfect blend of modern living and classic elegance. Upon entering, you are greeted by a grand communal entrance adorned with original Minton tiles, setting the tone for the character that flows throughout the property.

The spacious split level accommodation is arranged over two levels, boasting high ceilings and a crisp white décor that enhances the sense of light and space. The living room is a particular highlight, featuring a lovely fireplace and west-facing views over the picturesque tree-lined avenue, creating a warm and inviting atmosphere for relaxation or entertaining.

The kitchen is well-appointed with a range of high gloss units, complemented by an integrated oven and dishwasher, making it a practical space for culinary enthusiasts. The property includes two double bedrooms, with the rear aspect bedroom benefiting from two sash windows that allow natural light to flood in, while the second bedroom enjoys a pleasant westerly aspect.

The bathroom is thoughtfully designed, featuring a shower over the bath, a stylish vanity unit, and a mirror with integrated lighting. Additionally, a separate W.C. is conveniently located on the landing below, enhancing the functionality of the home.

This maisonette is sold with a share of the freehold and comes with the added benefit of no onward chain, making it an ideal choice for those looking to move in without delay. With its blend of original features and modern conveniences, this property is a true gem in the heart of Hove, perfect for first-time buyers or those seeking a charming retreat in a vibrant community.

Location

Ventnor Villas is situated in an enviable location off Church Road in central Hove, a one way, tree lined street and is only one road away Hove promenade and seafront. Church Road and George Street has an excellent selection of local shops, eateries and independent boutiques. Hove's newest beach-park development is located along the beach to the south, this amazing development is an inclusive space featuring an outdoor sports hub with a café and terrace, level access park, wheeled-sports areas (including a skate plaza), pump track and a roller area, as well as paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here. King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

There are regular bus services close by, affording access to all parts of the city and beyond and Hove mainline train station which is ideal for commuters is approximately half a mile away, providing a direct link to London Victoria, Gatwick airport and surrounding areas.

Additional Information

(Outgoing's as advised by our client)

Tenure: Share of Freehold - Lease 988 years remaining

EPC rating: E

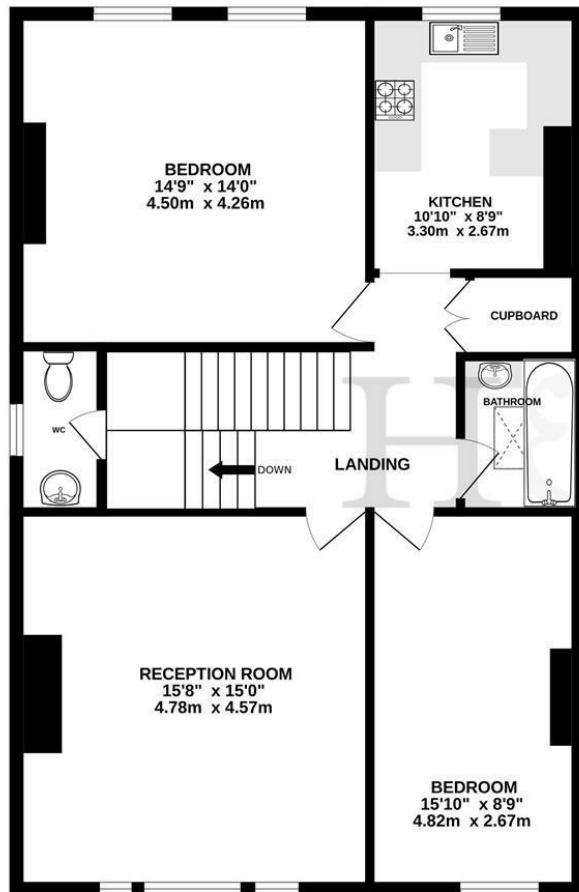
Internal measurement: 92 Sq m / 990 Sq ft (Approximately)

Service Charge: £1,620 per year, (£135 paid monthly), buildings insurance £430.60 per year

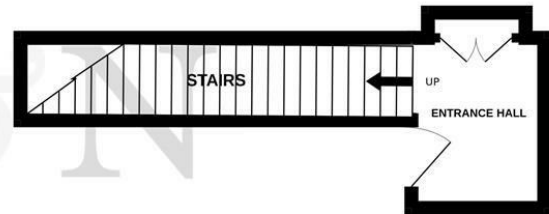
Council Tax Band: C

Parking: Residents permit parking zone: N

SECOND FLOOR

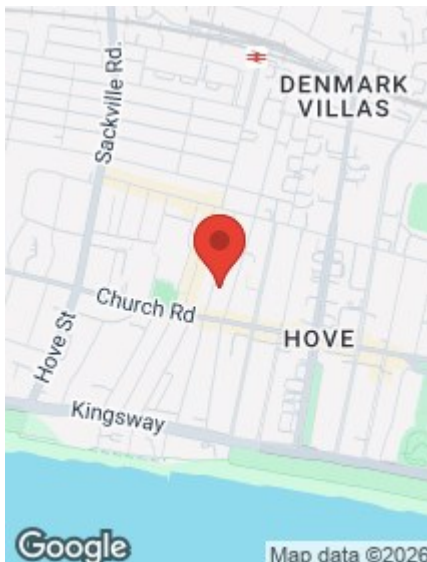


FIRST FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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