



CENTURY 21
Brighton & Hove

OFFERS IN EXCESS £425,000

FLAT 6, 54-55 VENTNOR VILLAS HOVE BN3 3DB



PROPERTY

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Century 21 Brighton and Hove is delighted to present this beautifully proportioned two-bedroom top floor period apartment, offered with vacant possession and a share of freehold.



Located in the heart of Hove, Ventnor Villas sits between Church Road and Blatchington Road, placing an excellent range of independent shops, cafés and restaurants just moments away. The seafront is within easy reach, and Hove Station is approximately a ten-minute walk, providing convenient links to Brighton, London and beyond.

The apartment offers generous, light-filled accommodation with attractive period proportions and high ceilings. An entrance hall leads to internal stairs rising to a spacious landing and central hallway. There are two well-sized double bedrooms and a bright, welcoming lounge ideal for both relaxing and entertaining.

The modern bathroom includes a full-size bath with shower over, while the kitchen provides ample storage, tiled splashback, gas hob and a one-and-a-half bowl sink.

Recently redecorated and recarpeted, the property is ready for immediate occupation. Combining period character, central convenience and share of freehold, this is a superb opportunity to secure a stylish home in one of Hove's most desirable locations.





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At a glance:

- City Centre Location
- Share of Freehold
- Close to shops, bars and restaurants

Communications

Hove Station ten minutes walk



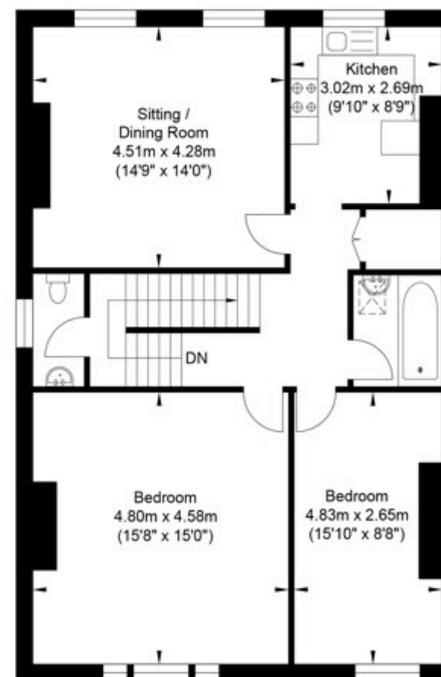
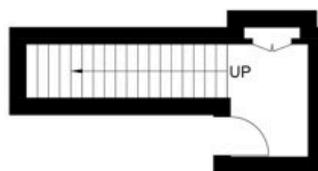
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Utilities:
Gas, Electric and Water

Internal Area:
964sqft

Ventnor Villas

21



First Floor
Approximate Floor Area
70.82 sq ft
(6.58 sq m)

Second Floor
Approximate Floor Area
893.19 sq ft
(82.98 sq m)

Approximate Gross Internal Area = 89.56 sq m / 964.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	64
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	