



Ventnor Villas, Hove, BN3 3DD
£375,000 - £400,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A well-presented two-bedroom split-level flat occupying the second (top) floor of this attractive period building, ideally situated on one of central Hove's most sought-after roads. The property offers bright and spacious accommodation throughout and is being sold with no onward chain.





Further Information

The accommodation comprises an entrance hall with stairs rising to a split-level landing, where there is a generous double bedroom. Further stairs lead to a spacious landing with ample storage, providing access to a second excellent sized double bedroom with built-in storage, bathroom, fitted kitchen, and a superb living/dining room with additional fitted storage and attractive views over the street. The property is presented in good decorative order throughout and early and internal viewing is highly recommended.

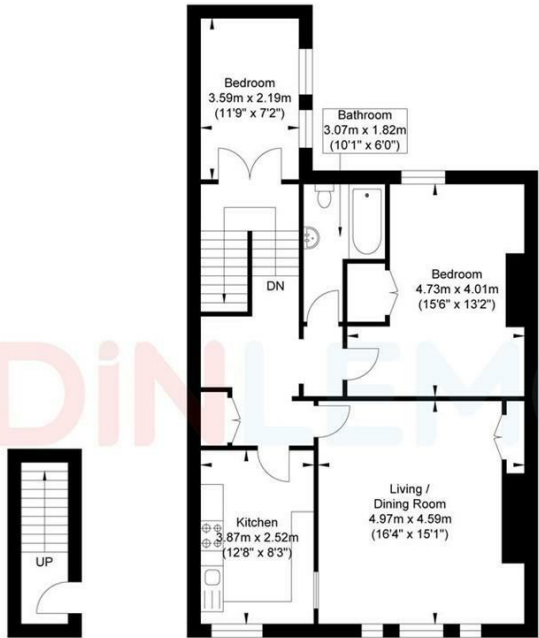
Perfectly positioned in the heart of Hove, Ventnor Villas is a highly desirable residential road known for its attractive period properties and central location. A wide range of independent cafés, restaurants and shops can be found nearby, along with easy access to both Hove and Brighton stations for commuters. Hove seafront, Church Road and several well-regarded schools are all within close proximity, making this an ideal location for families and professionals alike.



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Ventnor Villas

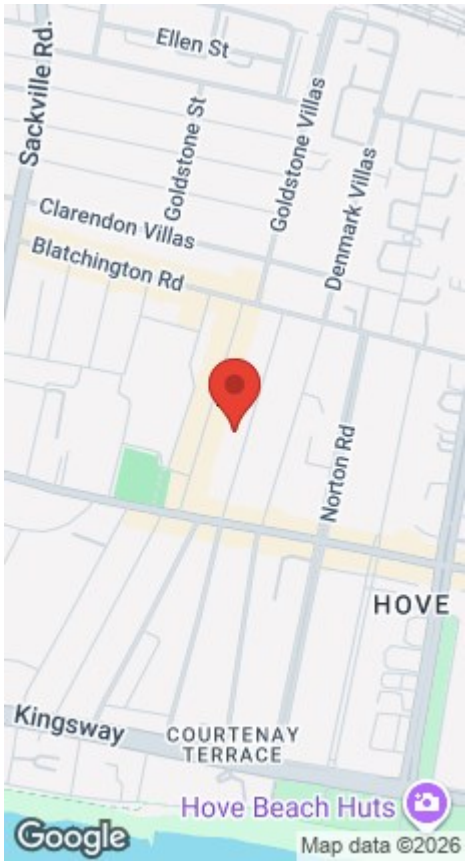


Ground Floor
Approximate Floor Area
40.47 sq ft
(3.76 sq m)

Top Floor
Approximate Floor Area
847.55 sq ft
(78.74 sq m)

Approximate Gross Internal Area = 82.50 sq m / 888.02 sq ft

Illustration for identification purposed 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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.