

**Medina Villas, Hove, BN3 2RN**

fox & sons

***welcome to***

## Medina Villas, Hove

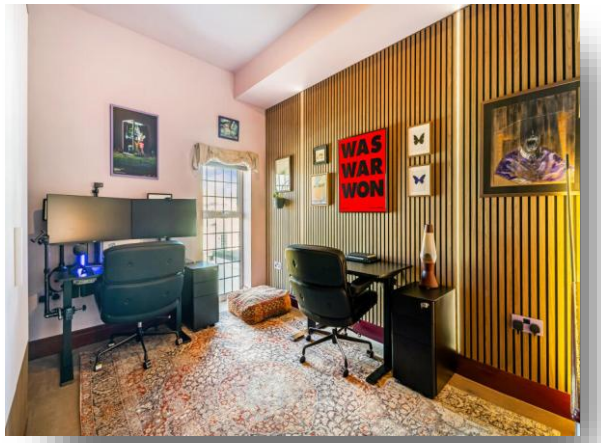
Exceptional top-floor apartment on one of Hove's most desirable roads. Beautifully refurbished with a stunning west-facing open-plan living space, bespoke kitchen, two double bedrooms, two bathrooms and elegant period features, moments from the seafront and station. SHARE OF FREEHOLD









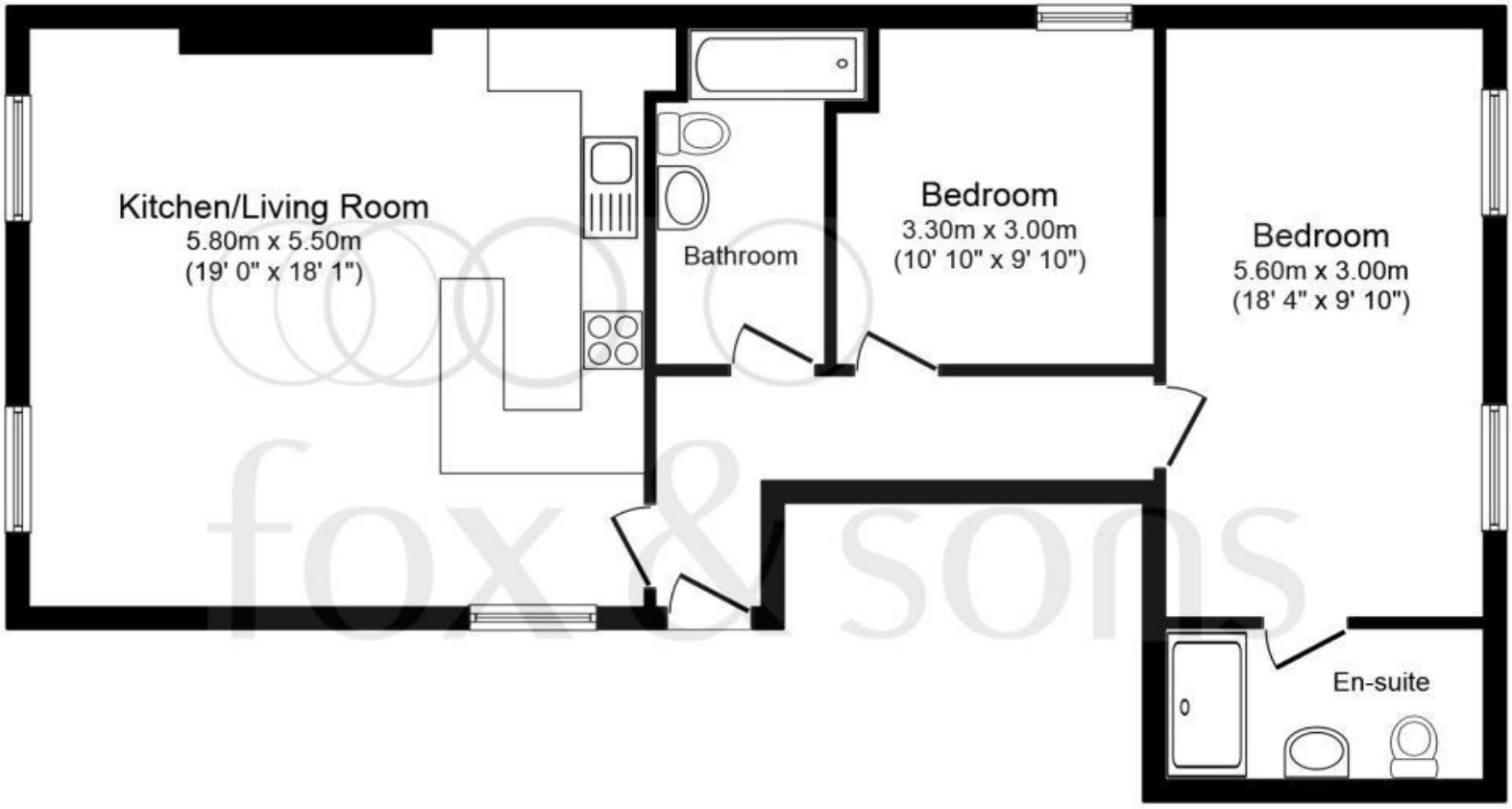







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**AGENT NOTE** - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




## Floor Plan

Total floor area 76.0 sq. m. (818 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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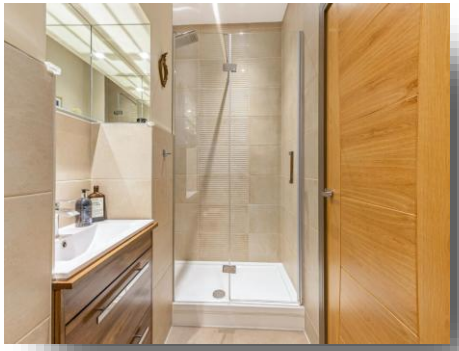
## *welcome to* Medina Villas, Hove

- Prime Medina Villas location in the heart of Hove
- Stunning top-floor apartment with rooftop views
- Triple-aspect west-facing living space
- Beautifully remodelled throughout
- Bespoke kitchen with integrated appliances
- Two double bedrooms & two luxury bathrooms
- Exclusive building of just four apartments
- Moments from the seafront, Church Road & Hove Station

Tenure: Leasehold EPC Rating: D
Council Tax Band: B  Service Charge: 1600.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2019.  Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £495,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRH110687 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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