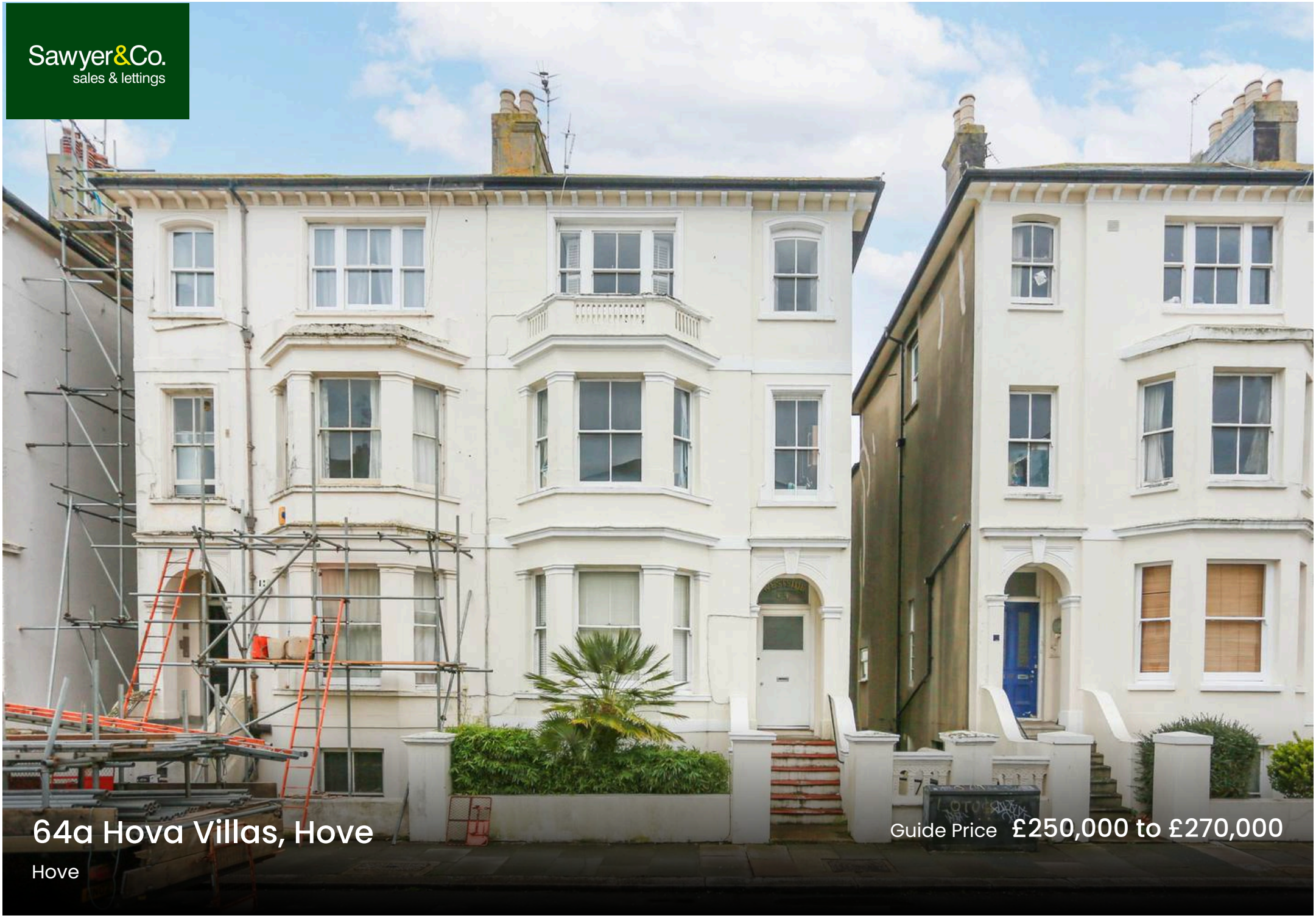


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64a Hova Villas, Hove

Hove

Guide Price £250,000 to £270,000







64a Hova Villas

Hove

Guide Price £250,000 - £270,000

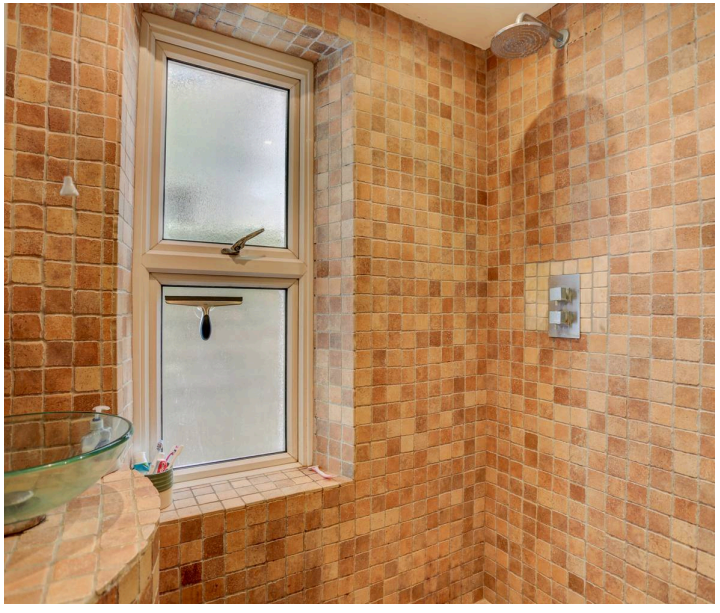
Perfectly positioned for all that Brighton and Hove has to offer, between Blatchington Road and Church Road; a very well presented ONE BEDROOM LOWER GROUND FLOOR APARTMENT with a good-sized WEST FACING GARDEN. Sold with NO ONWARD CHAIN.

Situated on the lower ground floor of an attractive Victorian building, this beautifully presented property is well proportioned throughout. The west-facing reception room is particularly spacious and bright, enjoying an abundance of afternoon natural light, with double doors opening directly onto the garden. Adjacent to this, the contemporary kitchen offers excellent storage and generous worktop space.

The property also benefits from a modern shower room with a walk-in shower, as well as a separate WC. The generously sized double bedroom, positioned to the east, is filled with morning light through an attractive bay window, making it an exceptionally bright and inviting space.

Further benefits include a spacious west-facing rear garden, featuring a large, low-maintenance patio and a variety of established shrubs.







In the Local Area

The bustling cafe culture, shops, bars and restaurants of Church Road and Blatchington Road are only moments away offering a hugely diverse and popular selection of amenities. A leisurely stroll straight down Albany Villas takes you to Hove Lawns and the seafront, while the green open spaces of St. Ann's Well Gardens and Sussex County Cricket Club are both within easy walking distance. There is plenty of public transport within easy reach of the apartment. Hove train station, less than half a mile away, provides direct services to Gatwick and London for those who commute. Regular bus services run along Church Road taking you to all parts of the city and beyond.

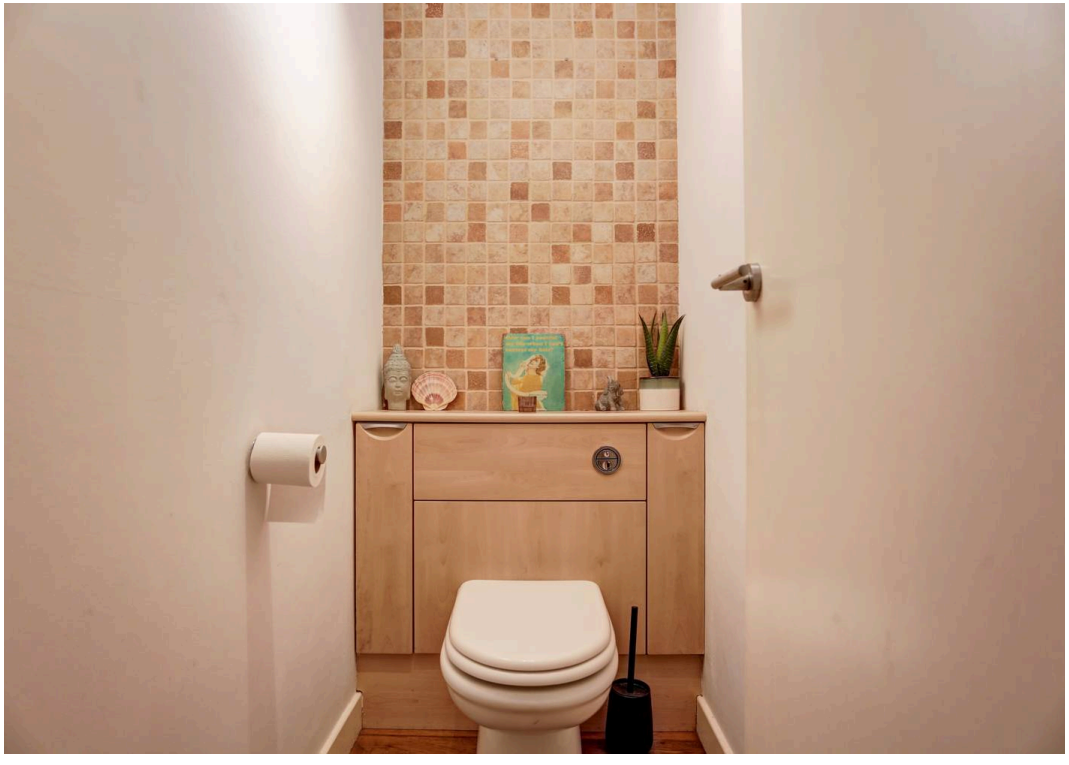
Further Information

The property is situated in Parking Zone N. Currently the property is in Council Tax band B which was charged a £2,006.23 for 2026/27. EPC rating - C 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 - 74 Years - Speak to Sawyer and Co about a lease extension Service Charge - £1,497.26 pa Ground Rent - £200 pa Reserve Fund - £750 pa This information has been provided by the seller. Please obtain verification via your legal representative.























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Total Area: 58.0 m² ... 624 ft²

All measurements are approximate and for display purposes only.

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Sawyer & Co- Hove

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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.