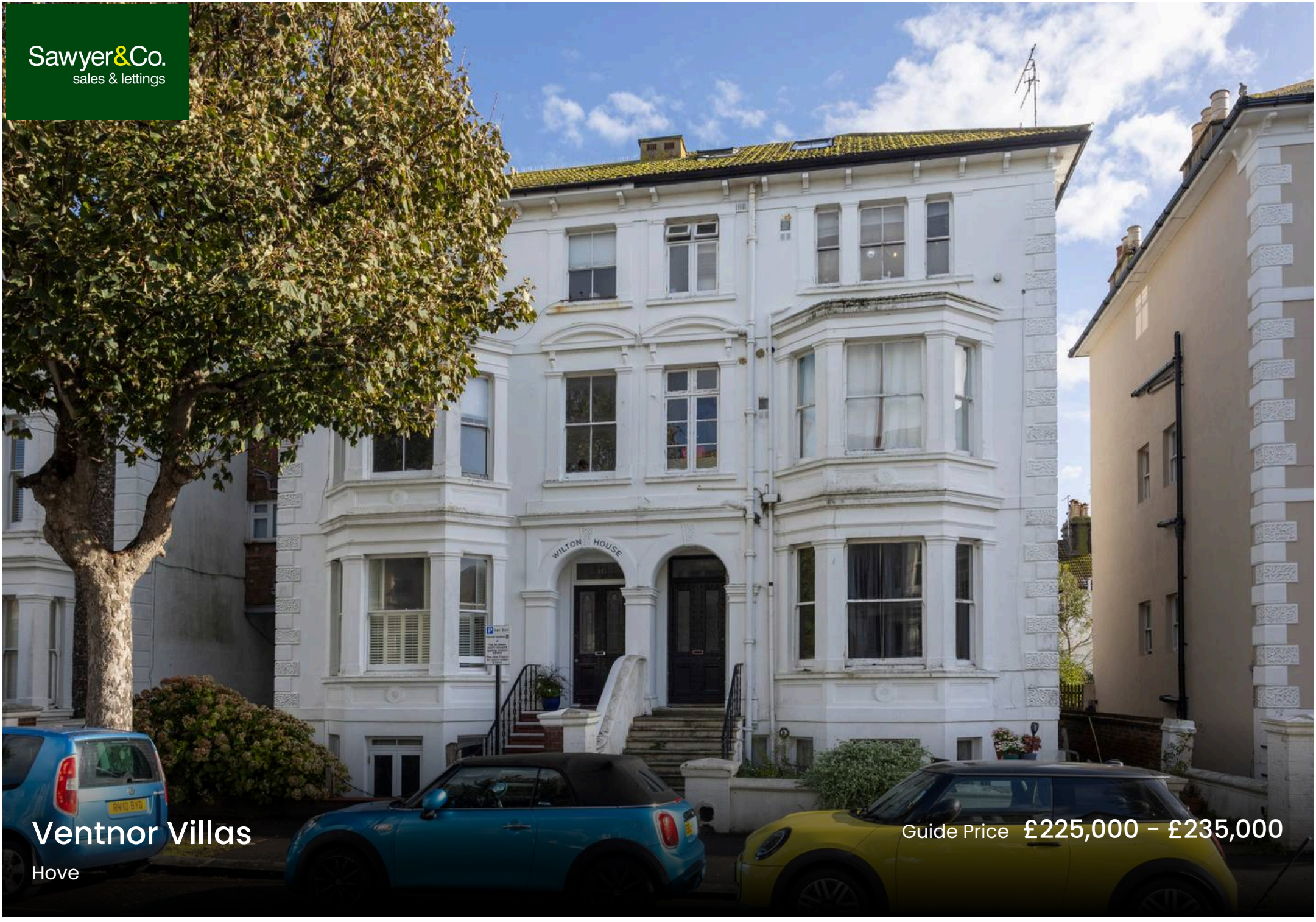


Sawyer&Co.
sales & lettings

Ventnor Villas

Hove

Guide Price £225,000 - £235,000







Ventnor Villas

Hove

Excellently positioned in central Hove, moments from the amenities of Church Road, the Seafront and Hove Train Station; a ONE BEDROOM LOWER GROUND FLOOR APARTMENT with GARDEN. Sold with NO ONWARD CHAIN.

Presented to a good standard throughout, this apartment occupies the rear lower ground floor of a charming period villa. The property features a spacious living room and a fully-fitted separate modern kitchen with contemporary fittings. The bedroom benefits from direct access to the garden, while a shower room, separate W/C and useful built-in storage complete the accommodation.

Outside, the private rear garden can be accessed from both the bedroom and the kitchen, lending itself well to outdoor dining in the summer months.

Please note that some images have been virtually staged for illustrative purposes.

In The Local Area
When it comes to shops, bars and restaurants the hubbub of Church Road is at the end of the street while George Street and Blatchington Road are just moments away and all offer plenty of choice surrounded by iconic period architecture.







Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront is never far away. For cricket fans the County ground is found on Eaton Road. Hove mainline station provides convenient commuter links to London and Gatwick, and regular bus services travel all across the city and up to Devil's Dyke.

Further Information
The property is situated in Permit Zone N (waiting list). Currently, the property is in Council Tax band A, which was charged at £1,719.63 for 2026/27.

EPC rating - D

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

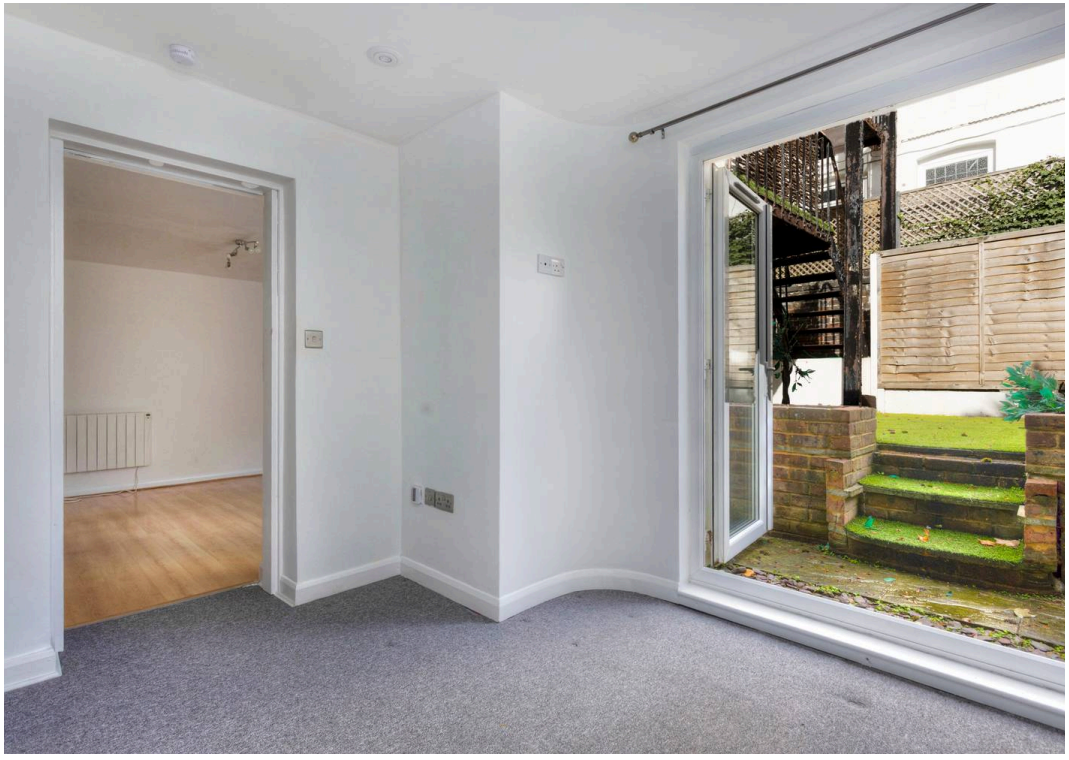
Tenure: Share of Freehold

Unexpired term on lease - 80 years - Please speak to Sawyer & Co regarding lease extension

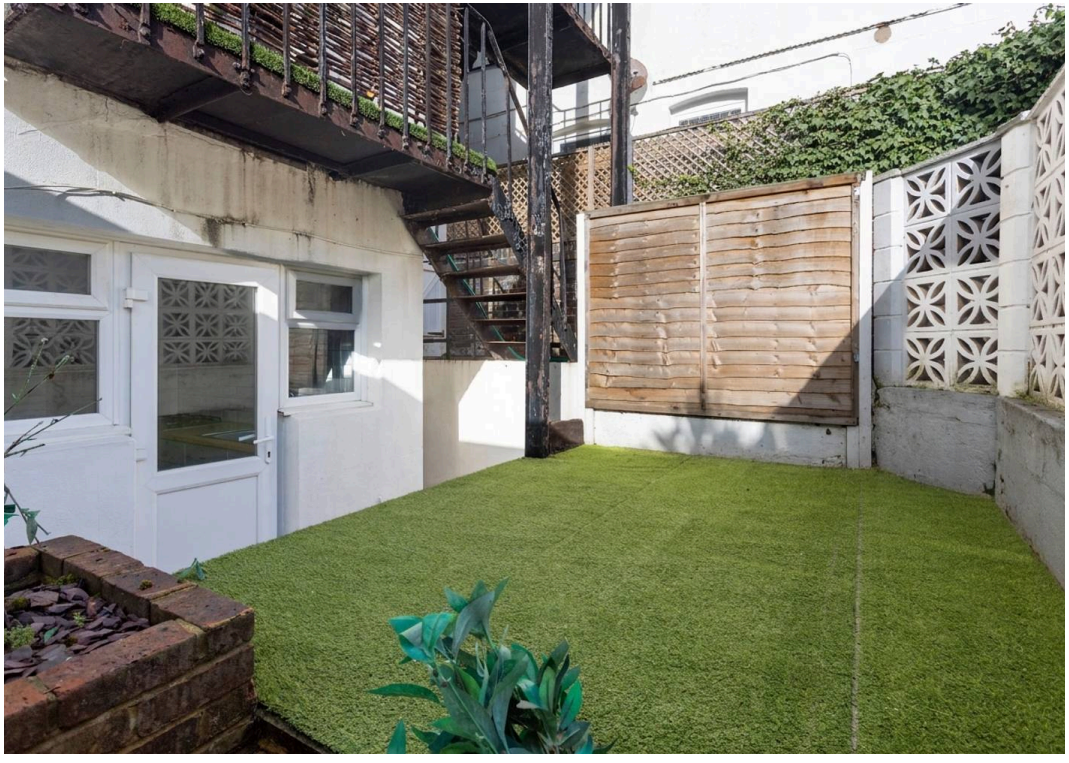
Approx £400pa building insurance and fire safety

This information has been provided by the seller. Please obtain verification via your legal representative.

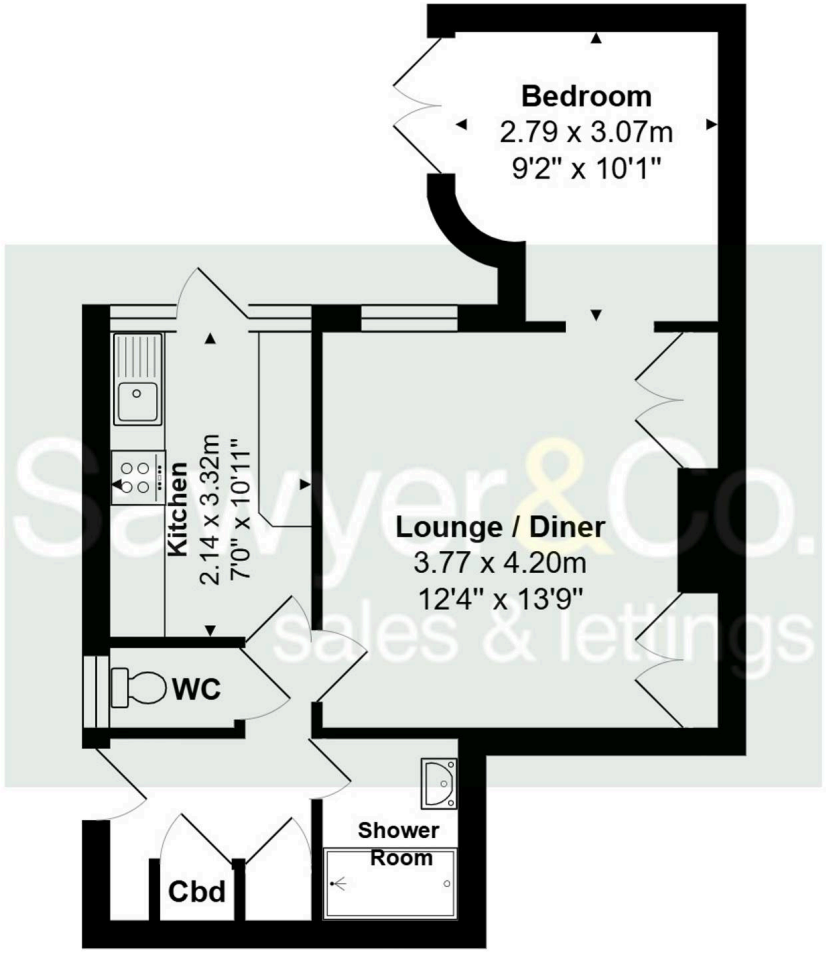












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Total Area: 42.8 m² ... 461 ft²

All measurements are approximate and for display purposes only.

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Sawyer & Co

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We wish to inform prospective tenants that we have prepared these lettings 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.