



Medina Villas, Hove, BN3 2RL  
**£270,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Medina Villas, Hove, BN3 2RL

**£270,000**

A spacious one-bedroom lower ground floor flat forming part of an attractive period building in central Hove, just moments from the seafront. The property benefits from its own street entrance, a generously sized west-facing garden, and is offered for sale with no onward chain.







## Further Information

The accommodation comprises a spacious lounge, kitchen, bathroom, and a well-proportioned double bedroom featuring a east-facing bay window. While the flat requires refurbishment throughout, it offers excellent potential to create a lovely home in a highly sought-after Hove location. Of particular note is the large west-facing garden, a rare and valuable feature for a flat in this area.

Medina Villas is a well-regarded residential street positioned just north of Church Road, close to a wide range of shops, cafés and everyday amenities. Hove seafront and the lawns are within easy walking distance, while regular bus services and Hove Station nearby provide convenient transport links.

Please note that the property is being sold with a 50 year lease and is therefore only available for cash buyers.



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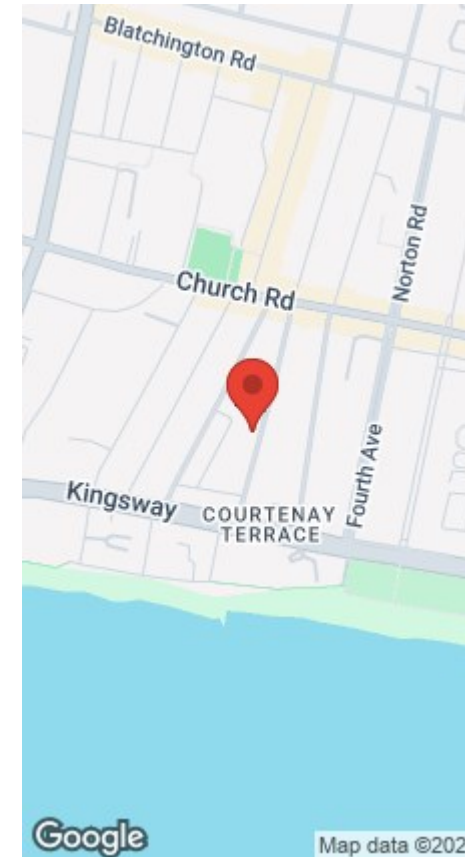
## Medina Villas



Lower Ground Floor  
Approximate Floor Area  
723.20 sq ft  
(67.20 sq m)

Approximate Gross Internal Area = 67.20 sq m / 723.20 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



## SELLING SOMETHING SIMILAR?

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Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

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.

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		
England & Wales		
EU Directive 2002/91/EC		



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