



Hova Villas, Hove, BN3 3DF
£250,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Hova Villas, Hove, BN3 3DF

£250,000

A delightful one-bedroom flat occupying the entire lower ground floor of this attractive period building, situated in a highly sought-after central Hove location. The property greatly benefits from its own street entrance and a private patio garden.





Further Information

Accessed via its own street entrance, the accommodation comprises a spacious entrance hall, generous double bedroom with an east-facing bay window, bright living room with built-in storage and doors opening onto the rear patio, bathroom, and a separate kitchen with further access to the patio. The flat offers bright, well-proportioned accommodation throughout and is a rare opportunity in this location. Early internal inspection is highly recommended.

Hova Villas is a well-regarded residential road in central Hove, conveniently positioned close to a wide range of everyday amenities. Church Road and George Street are just a short walk away, offering an excellent selection of shops, cafés and restaurants, while Hove seafront and the open spaces of Hove Lawns are also within easy reach. Hove mainline station is nearby, providing direct links to Brighton, London and beyond, making the location ideal for commuters and those wanting everything close at hand.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

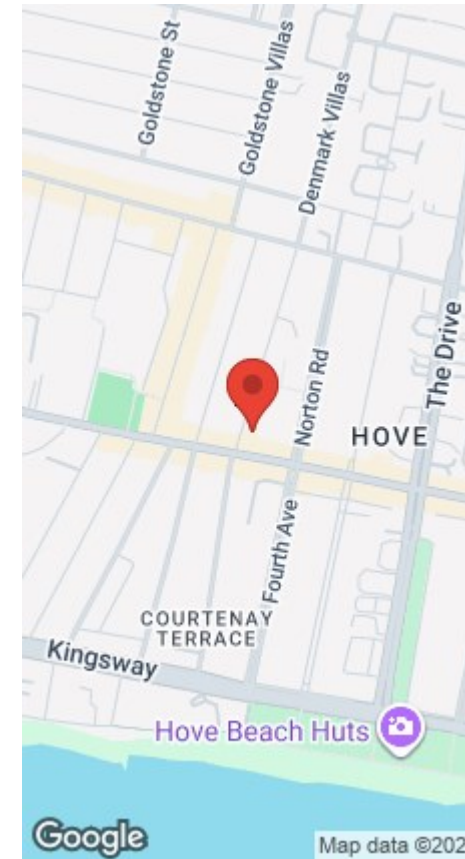
Hova Villas



Lower Ground Floor
Approximate Floor Area
565.32 sq ft
(52.52 sq m)

Approximate Gross Internal Area = 52.52 sq m / 565.32 sq ft

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



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email 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		
	65	76
England & Wales		EU Directive 2002/91/EC

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002