



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

**£280,000**

**Albany Villas**

Hove, BN3 2RT

## PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer this beautifully presented one-bedroom lower ground floor apartment, set within an impressive period building on the highly sought-after Albany Villas.

Extending to approximately 430 sq ft, the property offers a superb blend of character, contemporary finishes and excellent outside space. The accommodation is centred around a bright and inviting open-plan living room and kitchen, with a large bay window overlooking the front garden, wooden flooring, recessed spotlights and a feature fireplace creating a warm and stylish living space. There is ample room for both relaxing and dining, while the modern fitted kitchen provides a sleek range of wall and base units, integrated oven and hob, and generous worktop space. The double bedroom is well proportioned and finished in a calm, neutral palette, while the contemporary shower room features a large walk-in shower, vanity unit, WC and wash basin.

A particular highlight is the private front garden, which has been thoughtfully landscaped with mature planting, established hedging and several seating areas. This attractive outside space provides a peaceful setting for morning coffee, al fresco dining or entertaining during the warmer months.

Albany Villas is one of Hove's most desirable addresses, ideally positioned close to the seafront, Hove Lawns, Church Road and its excellent selection of cafés, restaurants, independent shops and transport links. Hove Station is also within easy reach, making this an ideal home for first-time buyers, downsizers or those seeking a stylish coastal base.

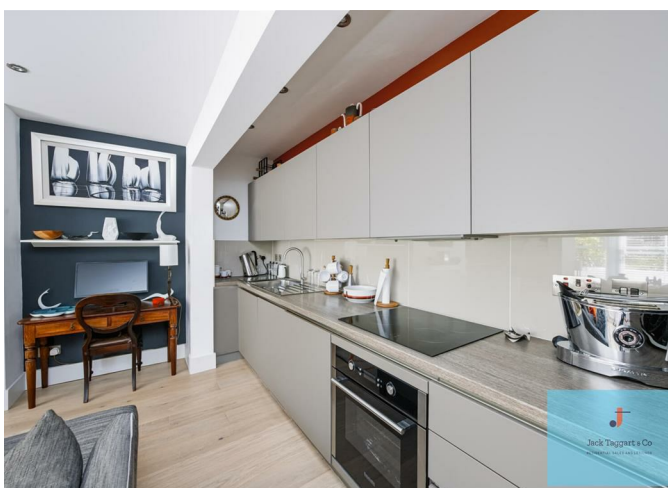
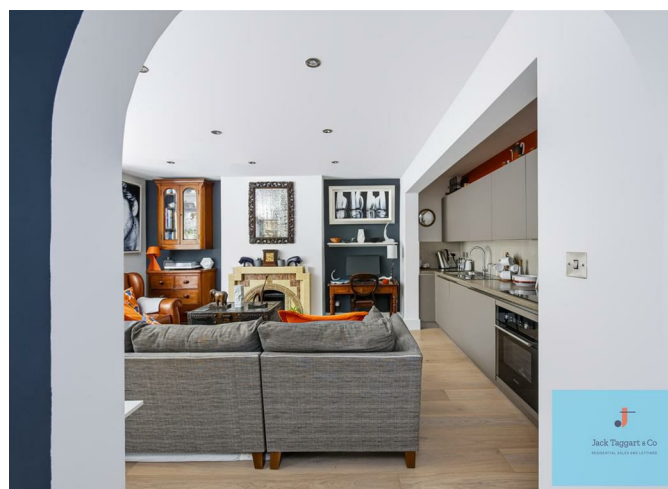
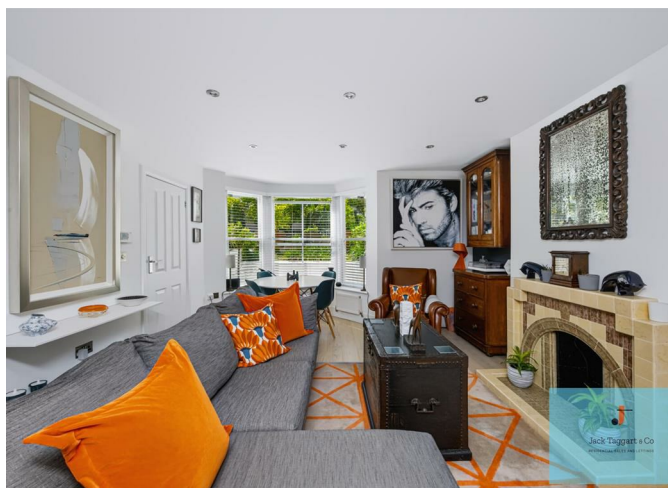
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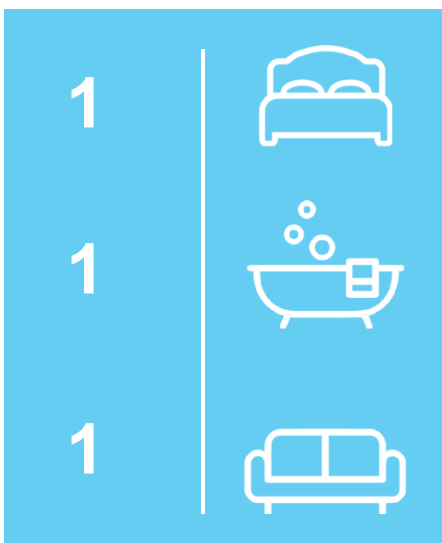




### Albany Villas



Approximate Gross Internal Area = 39.96 sq m / 430.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| 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<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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