



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF

**£260,000**

**Ventnor Villas**

Hove, BN3 3DB

## PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer this unique and characterful ground floor apartment, ideally positioned in the ever-popular Ventnor Villas, just moments from Hove seafront and local amenities.

This charming property perfectly blends period features with modern living and offers a thoughtfully arranged layout maximising both space and versatility. The main living space is bright and inviting, benefiting from high ceilings, ornate cornicing and large windows that flood the room with natural light. A cleverly designed mezzanine level creates a distinct sleeping area, adding a stylish and practical separation from the main reception space.

The separate kitchen is well-appointed with ample storage and worktop space, leading directly out to the rear garden — a rare and highly sought-after feature for properties of this kind. The bathroom is finished in a contemporary style, complete with bath and overhead shower.

Externally, the property truly stands out with its private rear garden. Generous in size, it offers a wonderful mix of lawn and patio areas, ideal for entertaining, relaxing, or enjoying outdoor living. The garden also benefits from a useful storage shed and a mature tree providing both

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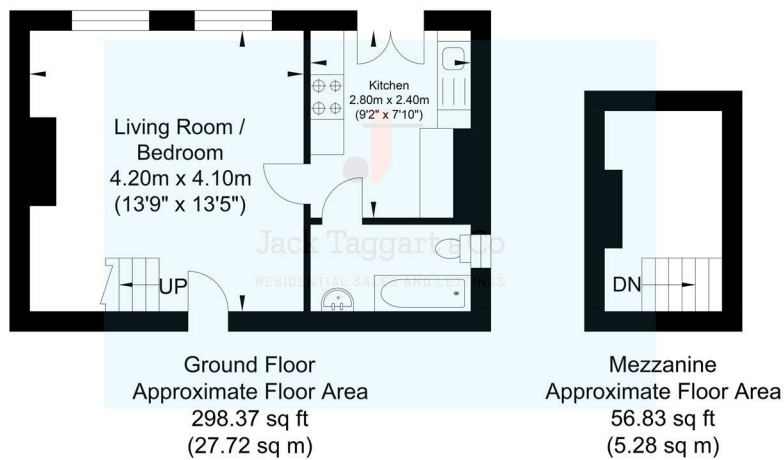
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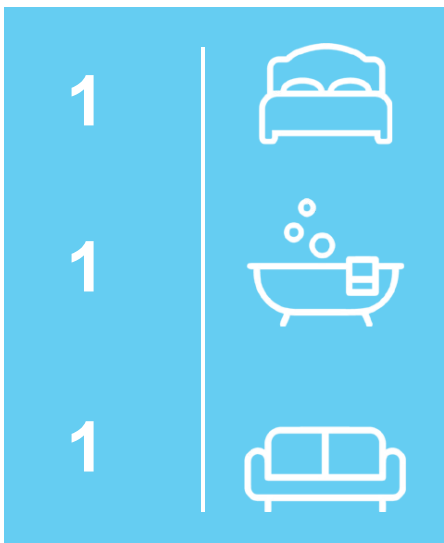




## Ventnor Villas

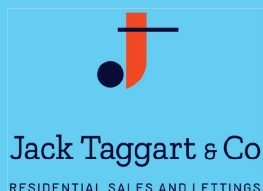


Approximate Gross Internal Area = 33.0 sq m / 355.20 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 50                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | 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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