



PHILLIPS & STILL

PORTLAND VILLAS, HOVE

GUIDE PRICE £170,000 - £180,000





Here we have a ground floor studio apartment which is a good size with separate kitchen, bathroom and patio area. It will make a perfect first time buy, investment property or second holiday home near the sea as it really does tick all the boxes!

The studio room is a good size and has high ceilings it does require some modernisation so is perfect for someone looking to put their own touch on a property.

And this location really could not be any better! Portland Villas is one of West Hove's premier roads and is positioned right below the vibrant Portland Road and moments from our famous seafront promenade. Step out of your front door and you are just a stone's throw away from a huge variety of trendy coffee shops, bars, fine restaurants, cafes, supermarkets, gyms, beauty parlours & a wealth of boutique shops.

Hove's seafront and Lagoon are also on your doorstep with local bus routes & Brighton railway station also extremely close by for anyone who commutes. The property is being sold with no onward chain, so you'll need to be quick on this one!

STUDIO ROOM

12' 6" x 12' 0" (3.81m x 3.66m)

KITCHEN

9' 9" x 6' 3" (2.97m x 1.91m)

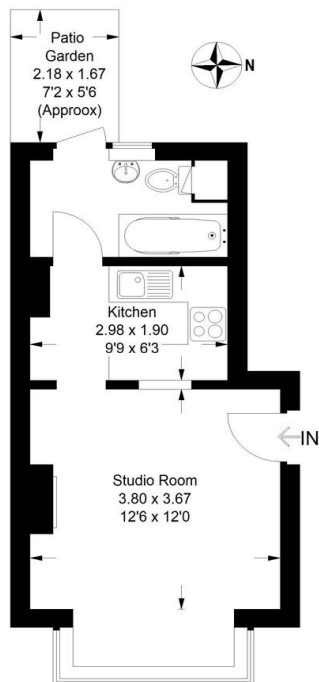
BATHROOM

OUTSIDE

PATIO AREA

Portland Villas, Hove, BN3 5SW

Approximate Gross Internal Area
27.8 sq m / 299 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2022

Score	Energy rating	Current	Potent
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

