

PHILLIPS & STILL

Portland Villas, Hove

Guide Price £250,000 - £265,000



- Ground Floor one bedroom apartment
- Delightful rear patio garden
- Good decorative order throughout
- No Onward Chain
- Close to Hove Seafront

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Portland Villas, Hove, BN3 5SB



Here we have a delightful one-bedroom ground floor apartment with a delightful sunny rear garden. The flat has been well looked after and is in good decorative order. 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 property flows very well. You have a spacious lounge with a recessed kitchen area, a modern fitted shower room and a double bedroom to the rear. The piece de resistance is the rear garden accessed from the lounge which is the ideal place to have a lovely bbq with friends and family.

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 a Share in the freehold and no onward chain, so you'll need to be quick on this one!



Picture this...

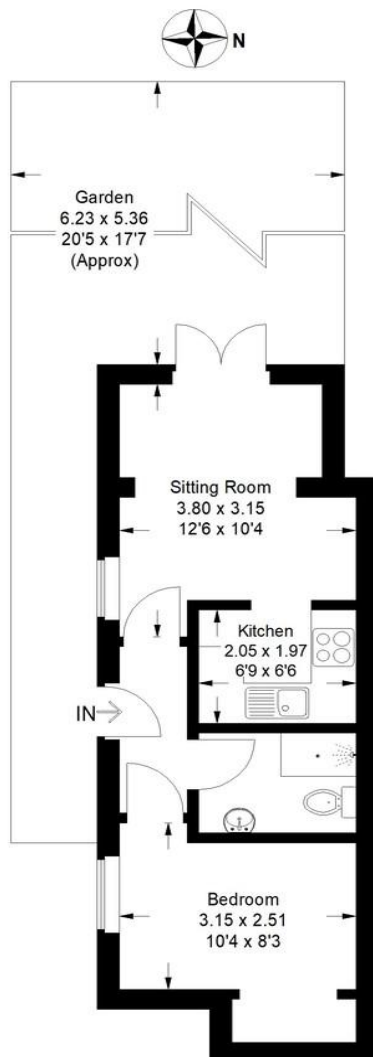
Just imagine being able to walk a few minutes down your road to the seafront and Lagoon. It's ideal for relaxing and catching a few rays with a nice glass of vino.

Alternatively, Wish Park is just a short stroll away and is the perfect for a quick walk with the dog or place for the children to run around whilst having a family picnic.

Why not hop onto a bus or take a short ride into the City Centre and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of quirky boutiques, bars/restaurants and shops the city has to offer.

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Approximate Gross Internal Area
29.6 sq m / 319 sq ft



Ground Floor

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

Accommodation

GROUND FLOOR FLAT

ENTRANCE HALL

SITTING ROOM
12' 6" x 12' 4" (3.81m x 3.76m)

KITCHEN
6' 9" x 6' 6" (2.06m x 1.98m)

BEDROOM
10' 4" x 8' 3" (3.15m x 2.51m)

SHOWER ROOM

OUTSIDE

REAR GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	76 c
55-68	D		
39-54	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 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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