

PHILLIPS & STILL



## Ventnor Villas, Hove, BN3 3DE

- A Magnificent & Extremely Spacious Period Conversion
- 1100 Sq.Ft. Of Living Space With A Private Entrance
- Two Double Bedrooms
- Lounge / Diner & Separate Kitchen / Breakfast Room

Guide Price of £549,999 - £574,999

- Spectacular South / West Facing Lawned Private Rear Garden
- Share Of Freehold
- Large South / East Facing Private Front Patio
- Additional Office / Study Area, Storage Room & Outdoor Storage / Utility Room
- Central Hove Hot Spot Location Close To Church Road & Seafront





## Property Description

This spectacular & spacious period conversion is arguably the best lower ground floor property you'll ever have the opportunity of acquiring. Situated in a vibrant central Hove location moments from Church Road and just a short stroll from the seafront promenade, it appeals to all sectors of buyers as it will make a gorgeous first home, fantastic buy to let investment or a sublime second property / holiday home close to the sea!

The flat itself is well presented, light, airy and offers extremely generous rooms. With entry via your own private gated entrance, accommodation comprises of a wonderful West facing lounge / diner with an archway taking you through to the inner hall where there is space for a home office / study / computer desk area. From here you have access to two impressive double bedrooms, one is bay fronted and the other has a door opening onto the front garden.

The separate West facing modern fitted kitchen / breakfast room is another grand room that looks out onto the rear garden with plenty of eating space for a table & chairs as well as a wealth of units, range cooker, butler sink and all integrated appliances. You then have a handy storage / cellar room and the refitted bathroom with both a bath & walk-in shower cubicle and charming port hole windows.

If the internal space wasn't already wowing you, the outside of this property will blow you away as you have a choice of two stunning gardens to choose from here. Both the sweeping private South / West facing lawned rear sun trap garden and South / East facing front patio garden are the perfect places to enjoy food & drinks in the fresh air, sunbathe, host garden parties, summer barbecues, install a garden room as you are genuinely spoilt for outside space! Both are fully enclosed and secure making them safe for pets & children to play out in and you have side access from one to another. You also have an outdoor utility / storage cupboard in the rear garden.

Located in a popular and attractive road in central Hove, you are a stone's throw away from everything you could possibly need including Church Road with its 'wealth of boutique shops, trendy bars, cafes, restaurants, gyms, beauty parlours, supermarkets & more. Picturesque Hove Lawns are also only a short walk away as well as reliable local bus routes and Hove railway station for any commuters.







## Accommodation

### PRIVATE ENTRANCE

Gated to the left side of the building

### LOWER GROUND FLOOR

#### LOUNGE / DINER

14' 11" x 12' 4" (4.55m x 3.76m)

#### INNER HALL

With space for home office / study area

#### BEDROOM ONE

18' 11" x 14' 11" (5.77m x 4.55m)

Used by current owner as a reception room

#### BEDROOM TWO

15' 11" x 12' 11" (4.85m x 3.94m)

With door opening onto front patio garden

#### KITCHEN / BREAKFAST ROOM

16' 7" x 11' 11" (5.05m x 3.63m)

#### LARGE STORAGE ROOM

#### REFITTED BATHROOM

With bath & shower

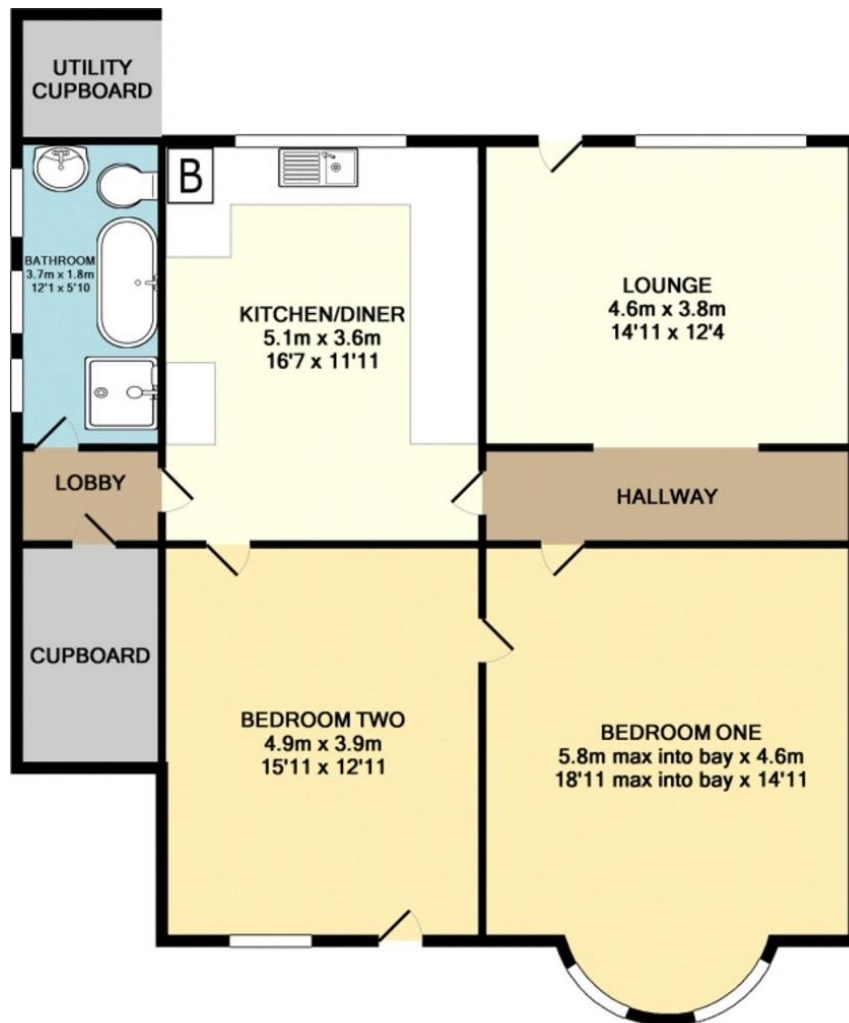
### OUTSIDE

#### LARGE SOUTH / WEST FACING REAR GARDEN

Laid to lawn with side access to front

#### OUTDOOR UTILITY / STORAGE CUPBOARD

#### SOUTH / EAST FACING FRONT PATIO GARDEN



**Picture this...**

After a long day at work, is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax in your private garden!

This is the perfect place to be if you're looking to enjoy all that Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all, this way you are guaranteed not to miss out on all of the excitement going on around you!

TOTAL APPROX. FLOOR AREA 101.1 SQ.M. (1088 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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