

1, 25 Hartington Villas, Hove, BN3 6HF

Price **£475,000** Share of freehold

ELLIOTTS are delighted to offer the FABULOUS GROUND FLOOR mansion style flat with LOVELY SOUTH ASPECT mature REAR GARDEN, SUPERBLY PRESENTED and tastefully modernised to a HIGH SPECIFICATION, sought after WILBURY DISTRICT, in central Hove CLOSE TO HOVE STATION.



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An exquisite ground floor two bedroom mansion apartment which is the perfect balance between contemporary and traditional! Occupying the entire ground floor of this impressive, Victorian period residence with a magnificent and large, mature south facing rear garden. Situated in a favoured prime central location and within immediate proximity of the Hove Mainline train station.

Accommodation comprises of: large living room with high ceilings, period coving and wonderful bay window, recently re-fitted kitchen breakfast room with integrated appliances and door leading out to the garden.



The great master bedroom is south facing boasting a window to rear, the main bathroom has been finished to an high standard being tiled and having a shower over the bath.

From the fresh reception hall, leads you down the bright and spacious second bedroom which has a lovely view over the rear garden.

The real seller for this stunning home is the amazing mature South facing rear garden. It has been landscaped by the current owners and offers a perfect retreat to unwind and catch the afternoon sun.



Other features include: front garden, gated side access and Share of the Freehold.

Location Location Location!. Hove station is just a short distance to the south and both Hove Recreation Ground and Hove Park are within striking distance too. Many of Hove's amenities are also close by including George Street/Blatchington Road, the seafront and of course Church Road with an endless selection of restaurants, bars and public houses. Buses also pass close by affording access to

- **Fabulous South Aspect Rear Garden**
- **High Specification**
- **2 Double Bedrooms**
- **Contemporary Kitchen**
- **Luxury Bathroom**
- **Large Period Living Room**
- **Sought After Wilbury District**
- **Close to Hove Station**



GROUND FLOOR

Side Access

Entrance Hall

Living Room 16'1 x 14'4 (4.90m x 4.37m)

Kitchen 9'9 x 8'7 (2.97m x 2.62m)

Bedroom 1 12'9 x 12'8 (3.89m x 3.86m)

Bedroom 2 13'5 x 11'6 (4.09m x 3.51m)

Bathroom




OUTSIDE

South Aspect Rear Garden



Total approx. floor area: 730.4 ft² (67.9 m²)
Ground Floor: 730.4 ft² (67.9 m²)

Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		46	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		40	73
England & Wales		EU Directive 2002/91/EC	