



Located in Medina Villas, Hove, this delightful Victorian flat offers a perfect blend of character and modern living. Spanning an impressive 549 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining.

The property is just off Hove's vibrant seafront, with its picturesque views and lively atmosphere. The local area boasts a variety of shops, cafes, and restaurants, ensuring that you have everything you need within easy reach.

This property is perfect for those who appreciate the charm of Victorian architecture while enjoying the conveniences of contemporary living. Whether you are looking to invest or seeking a new home, this flat in Medina Villas is a wonderful opportunity not to be missed.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- ONE BEDROOM GROUND FLOOR FLAT
- CONVERTED PERIOD BUILDING
- OFF HOVE SEAFRONT
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LOUNGE
- BATHROOM
- PERIOD FEATURES
- SMALL PATIO
- SHARE OF FREEHOLD





## GROUND FLOOR

### ENTRANCE HALL

Laminated wooden flooring.

### LOUNGE

Four sash windows to bay with plantation shutters, ornate ceiling coving and rose, feature fireplace with marble mantle and cast iron inset, cupboard housing boiler, laminated wooden flooring, three radiators.

### KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood over, plumbed space for washing machine, space for further appliance, ceiling spotlights, laminated wooden flooring.

### BATHROOM

Fitted with white suite comprising 3/4 panelled bath with mixer tap with shower attachment, pedestal wash hand basin with mixer tap, low level close coupled WC, part tiled walls, extractor fan, laminated wooden flooring, radiator, frosted window.

### BEDROOM

Windows and glass panel door to bay giving access to PATIO, three further windows to side, laminated wooden flooring, radiator.

## EXTERNAL

### PATIO

East aspect.

## ADDITIONAL INFORMATION

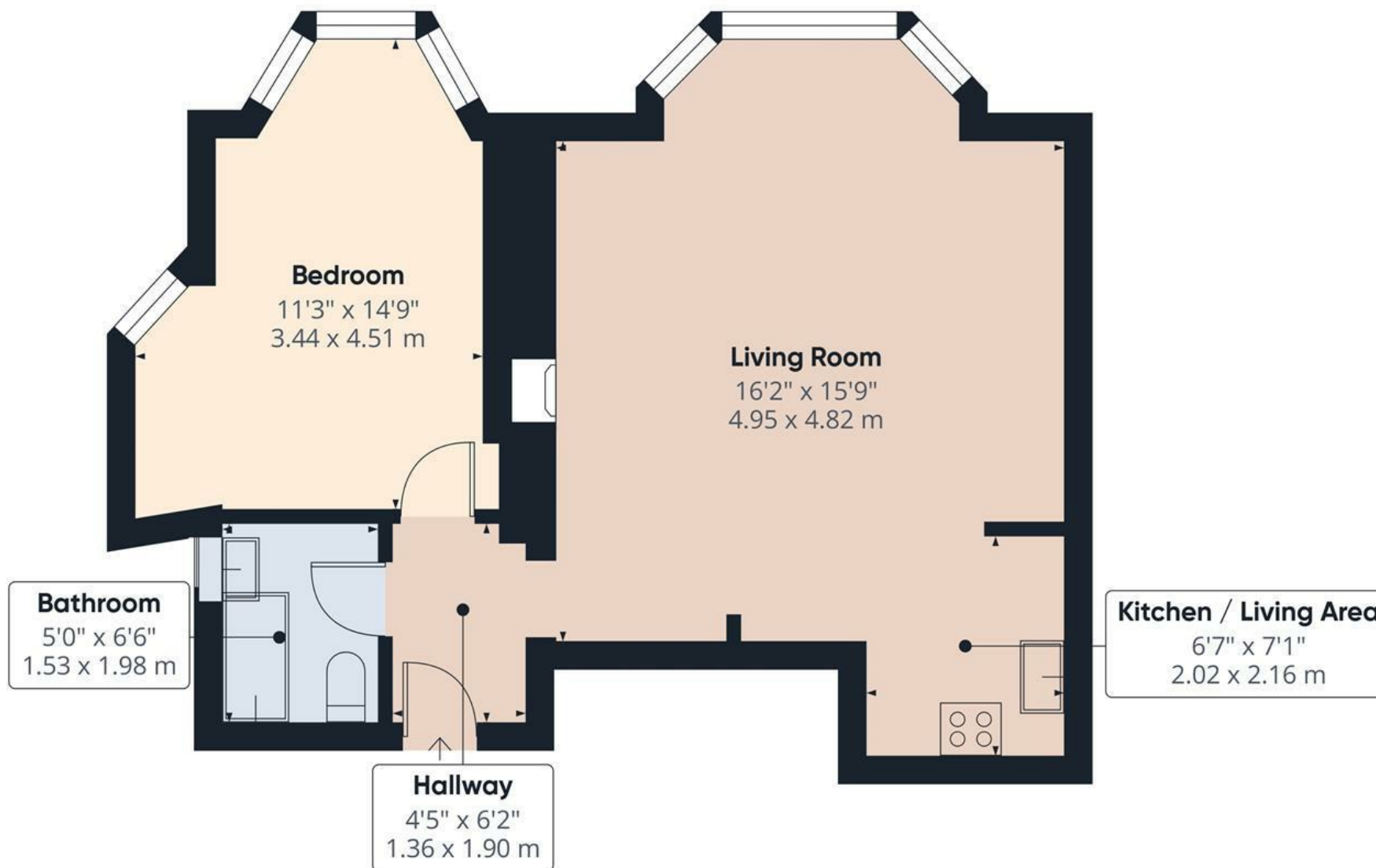
Lease - Share of Freehold - 999 years from 2009

Maintenance - £85 per month (£1.020 P.A.)

Ground Rent - £0

Council Tax Band B - £2,006.23





Approximate total area<sup>m</sup>

512 ft<sup>2</sup>

47.5 m<sup>2</sup>

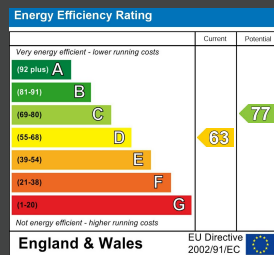
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

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