



## 24 Osborne Villas

Hove, BN3 2RE

### Offers In Excess Of £350,000

Offers in excess of £350,000 An immaculately presented ground floor apartment with a west facing garden. Ideal first time purchase or a bolt hole by the sea offered for sale with a share of the freehold and no onward chain.

Osborne Villas is a sought after location which is adjacent to Church Road where a comprehensive range of shopping facilities can be found together with many bars, cafes, restaurants and shops. Hove seafront and lawns are a short stroll away and bus services run close by providing access into the vibrant city centre of Brighton and Hove railway station is nearby providing north bound commuters with links to London/the city.

Accommodation comprises of a living room to the front and a spacious bedroom looking out to the garden with fitted wardrobes. A modern shower room/WC is along the hallway with a window to the side. A modern fitted kitchen is at the rear of the flat with integrated appliances and space for a small table and chairs, a door leads out to the landscaped rear west facing garden complete with garden shed and water tap.

- Immaculately presented ground floor apartment
- Light and airy living room
- Spacious bedroom with fitted wardrobes
- Modern shower room/WC
- Kitchen with access out to the west facing garden
- Council tax band B
- Share of freehold
- 997 year lease, ad hoc maintenance
- perfect home for the cafe culture of Hove and the seafront
- Internal viewing highly recommended

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



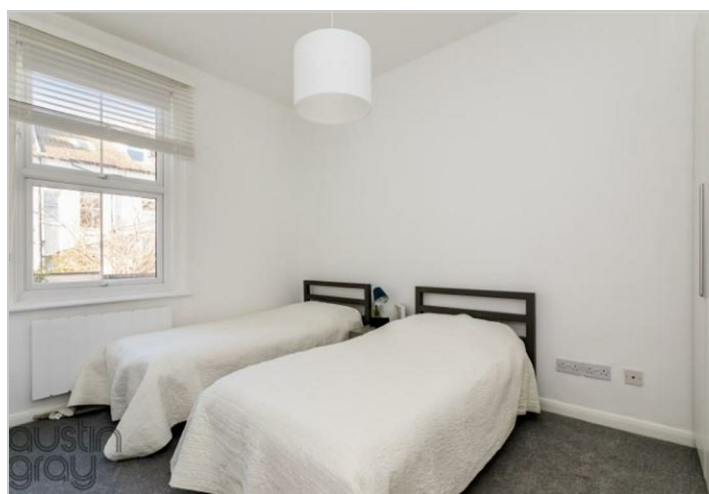
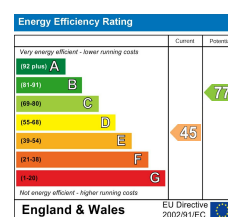
## Floor Plan



## Area Map



## Energy Efficiency Graph



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