

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

austin gray



## 6 Hova Villas

Hove, BN3 3DF

Price £315,000

A beautifully presented one bedroom patio flat adjacent to popular Church Road, Hove that is offered for sale with modern kitchen and bathroom, long lease, and its share of freehold.

Hova Villas lies adjacent to Church Road where shopping facilities, numerous bars, cafes and shops are to be found. The seafront is a short walk away as is Hove mainline station which is nearby Denmark Villas providing northbound commuters with links to London/The City. Regular bus services run from Church Road providing access into the vibrant city centre.

As you enter the flat through your own front door, you find yourself in a spacious entrance hall that allows space for a workstation for those that find themselves working from home, alongside a walk-in storeroom with a window at the front. Sitting at the front of the flat is the bay fronted lounge offering an abundance of light, whilst a natural brick chimney breast boasts a fitted log burner. Behind the lounge is the double bedroom with built in wardrobes and a double glazed window that overlooks the west facing walled patio. A modern well-equipped kitchen with solid wooden worktops house modern white units and built in oven, gas hob and hood, whilst there is space for the washing machine fridge freezer. A full-length double-glazed door over looks and leads out to the patio. A bijou modern bathroom offers what you would expect from its bath with shower above, sink and Eco flush WC, window and heated towel rail.

- Council Tax Band : A
- Share of Freehold
- Lease 157 Years
- Maintenance £100 per month

### 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.



1



1



1

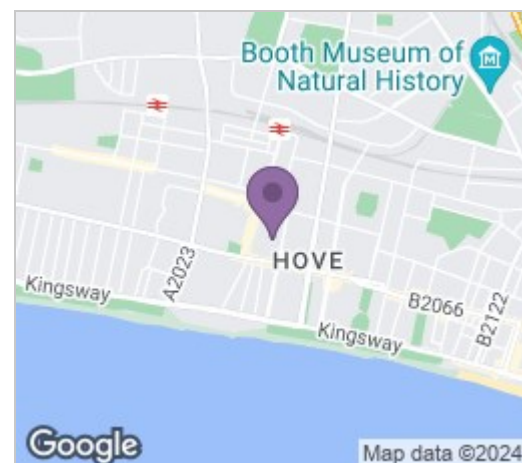


1

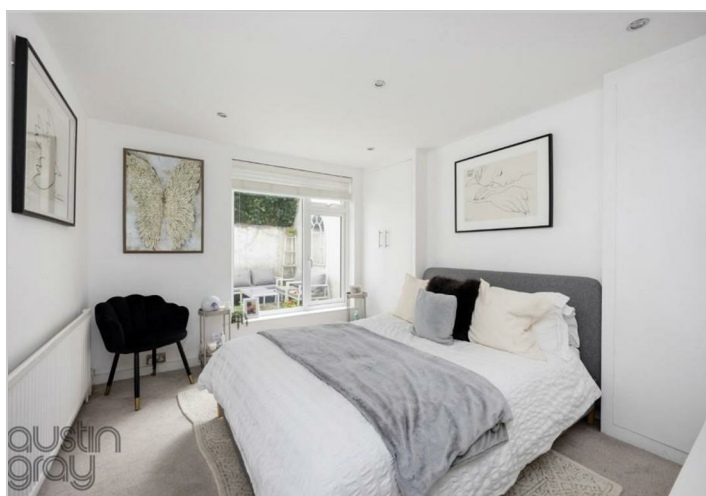
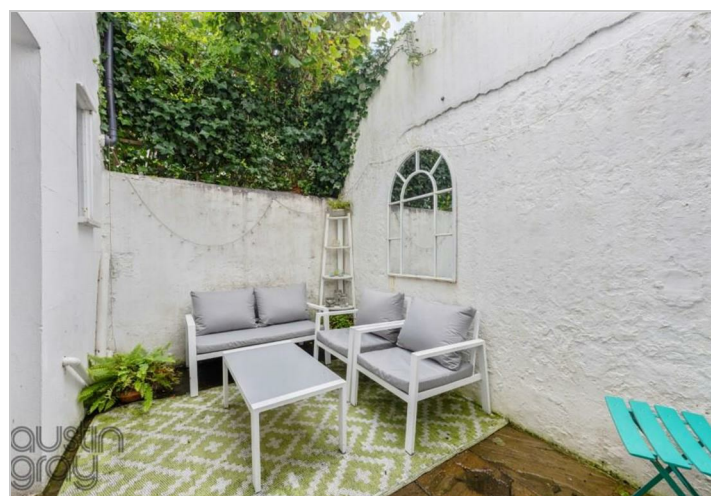
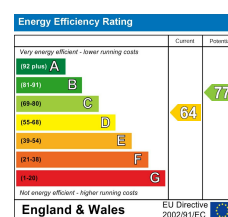
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**austin gray**  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

**austin gray**