

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

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## 6 Hova Villas

Hove, BN3 3DF

£300,000

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.

From the communal hallway, your front door opens onto stairs that rise to the half landing at the rear of the flat. A modern fitted kitchen greets you as you enter with a sash window that allows an abundance of light being West facing. A butler sink sits beneath oak surfaces, whilst there is an integrated fridge / freezer, washing machine and standing space for a cooker. Alongside the Kitchen is a modern shower room / W.C. A spacious lounge / diner spans the width of the flat at the front and has a cast iron fireplace and sash windows, and behind is the light and airy double bedroom.

Brought to the market in good order with the added benefit of gas central heating, Internal viewing of this lovely home is recommended by the sellers Sole Agents.

- Impressive Top Floor Flat
- Share of Freehold
- Lounge / Diner
- Modern Fitted Kitchen
- Modern Shower Room / W.C.
- Double Bedroom
- Adjacent Church Road, Hove
- Lease 156 years remaining.
- Annual Maintenance £1200
- Council Tax Band B

### 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.



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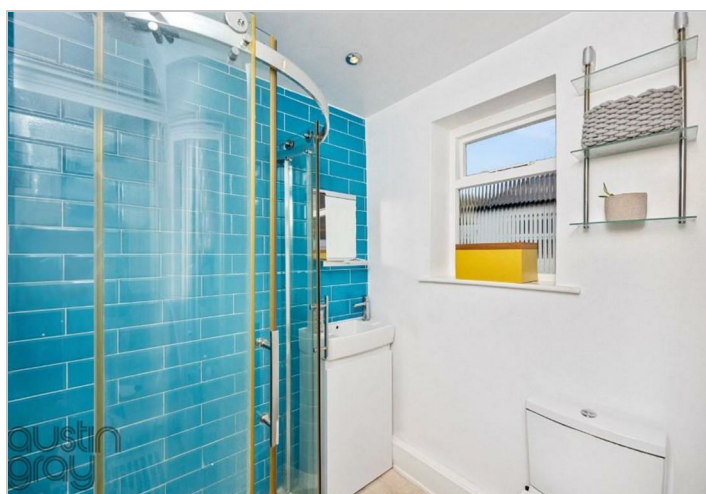
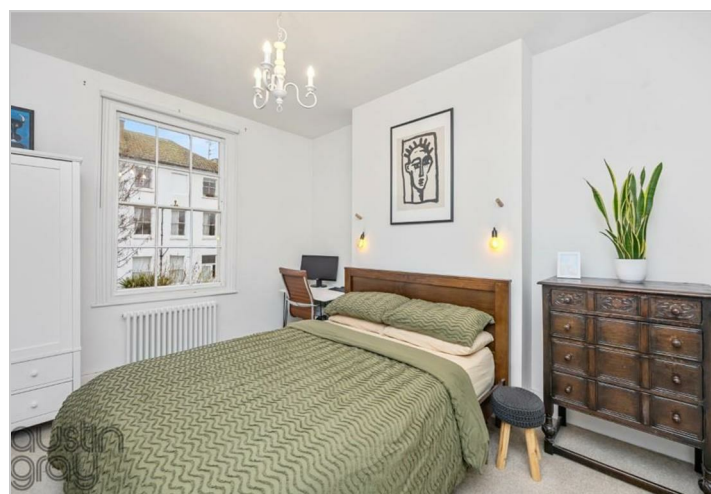
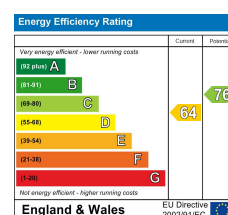
## Floor Plan



## 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.

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