

17 Hova Villas

Hove, BN3 3DH

£750,000

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Hova Villas enjoys an enviable central Hove location, tucked just off the popular Church Road and within easy walking distance of an excellent range of local amenities. Church Road is renowned for its independent shops, cafés, restaurants and everyday conveniences, with further choice available along George Street and Blatchington Road.

For those who enjoy the coast, Hove Lawns and the seafront are just a short stroll away, offering miles of promenade and the beach close to home.

Hove mainline station is also within convenient walking distance, providing regular rail services and direct connections towards London and surrounding areas, making the location particularly appealing to commuters.

With its combination of excellent local shopping, vibrant cafés and restaurants, easy access to the seafront and convenient transport links, Hova Villas is ideally positioned to enjoy all that central Hove has to offer.

- **Freehold Residential Property Arranged as Two Self-Contained Flats**
- **Two Bedroom Ground and First Floor Maisonette with Garden**
- **One Bedroom Lower Ground Floor Flat with Patio**
- **Self Contained Office/Room**
- **Ideal Home and Income Opportunity**
- **Adjacent Church Road Hove**
- **Easy Reach of Hove Seafront and Station**
- **No Onward Chain**















A unique opportunity to acquire a versatile period property offering substantial potential for either a family home or home-and-income arrangement.

The raised ground floor is approached via its own entrance, opening into a welcoming entrance hall. This leads through to a spacious dual-aspect lounge and dining room, providing a bright and versatile reception space. To the rear is the kitchen, featuring a charming oriel window and direct access to the outside.

A half landing provides access to a bathroom and separate shower room, while two bedrooms are positioned on the first floor.

The lower ground floor is accessed independently via its own street entrance and currently forms a self-contained flat. The accommodation comprises a well-equipped kitchen, bedroom with en-suite bathroom and a bay-fronted lounge overlooking the front of the property. The bedroom benefits from direct access to a private patio garden, with further access leading through to the main garden beyond.

Gated access from the front of the property runs alongside the house and continues around to the rear, providing convenient access to the gardens.

This represents an exciting opportunity to reconfigure the property, subject to the necessary consents, to create a substantial family home as a single dwelling, whilst undertaking a programme of modernisation. Alternatively, the existing arrangement provides an attractive home-and-income opportunity.

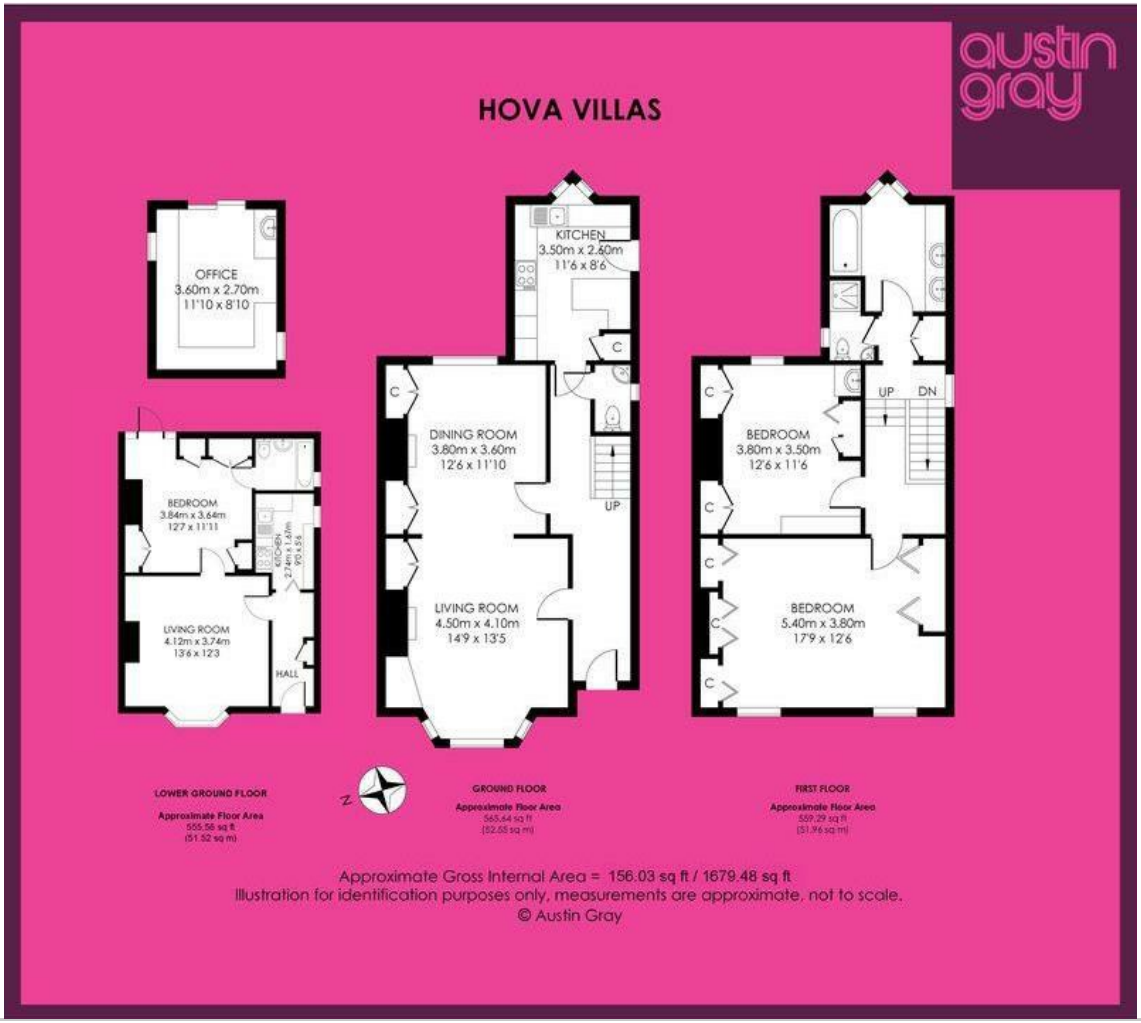
The lower ground floor flat is currently let, with notice to be served at the appropriate time, unless an incoming purchaser wishes for the existing tenancy to continue.



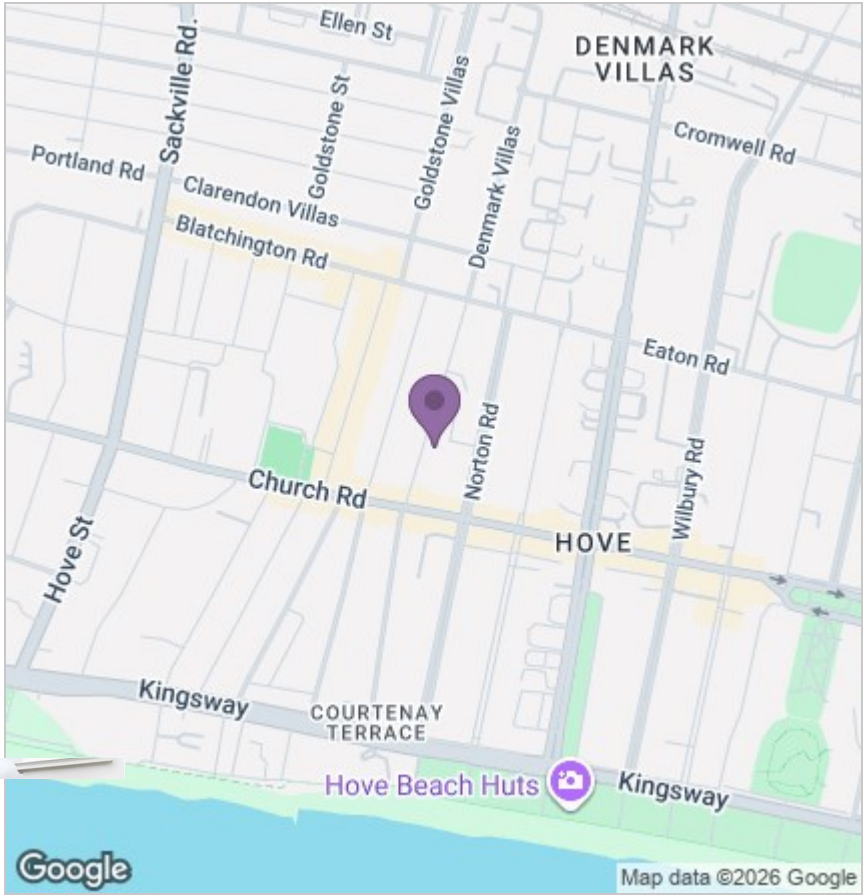


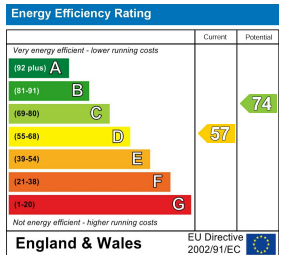


Floor Plan



Area Map





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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