45 Albany Villas | | Hove | BN3 2RT

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £1,499,995

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WARICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE SEMI DETACHED HOME IN ALBANY VILLAS.

LOCATED MINUTES FROM THE SHOPS, BARS AND RESTAURANTS ON CHURCH ROAD THE PROPERTY OFFERS FLEXIBLE AND SPACIOUS ACCOMMODATION OVER FOUR FLOORS WITH PERIOD FEATURES INCLUDING FIREPLACES, CEILING ROSES AND STAINED GLASS WINDOWS.

- CENTRAL HOVE
- PERIOD FEATURES
- REAR GARDENS
- SEMI-DETACHED HOUSE
- MINUTES FROM SHOPS, BARS, RESTAURANTS
- CALL TO VIEW 01273 461144
- FIVE DOUBLE BEDROOMS
- CLOSE TO THE BEACH
- THREE RECEPTION ROOMS
- OFF ROAD PARKING

GROUND FLOOR

ENTRANCE HALL
Door to front. Stairs tuning and rising to the First Floor, stained glass Southerly aspect window, doors to Living Room and Kitchen Dining Room. Stairs to Lower Ground Floor.

LVING ROOM
17'6 x 15'4 (5.33m x 4.67m)
Westerly aspect bay window to front.

KITCHEN / DINING ROOM
20'09 x 13'10 (6.32m x 4.22m)
Matching modern range of wall and base units, work surfaces over, inset sink unit, integrated appliances, space for appliances. French doors leading out and down to the Rear Gardens.

FIRST FLOOR LANDING
Stairs turning and rising to the Second Floor, doors giving access to both Bedrooms 1 & 2, utility cupboard with space and plumbing for appliances.

BEDRROM ONE
17'8 x 15'2 (5.38m x 4.62m)
Westerly aspect bay window to front, door to

EN SUITE SHOWER ROOM
Modern matching suite, large walk in shower unit, wash hand basin, low level W.C, side aspect window.

BEDROOM TWO
14' x 10'10 (4.27m x 3.30m)
Rear aspect window.

BATHROOM
White suite, panel enclosed bath with shower attachment, pedestal wash hand basin, low level W.C, rear aspect window.

SECOND FLOOR LANDING
Doors giving access to both bedrooms 3 & 4. Double cupboard and loft access.

BEDROOM FOUR
15'6 x 12'9 (4.72m x 3.89m)
Front aspect window.

BEDROOM 5
13'6 x 11'2 (4.11m x 3.40m)
Rear aspect window, eaves storage.

LOWER GROUND FLOOR

ENTRANCE HALL
Door to front. Stairs rising to the Ground Floor, Doors giving access to Living Dining Room, Bedroom, Utility Room and Bathroom.

LIVING / DINING ROOM
17'2 x 14'9 (5.23m x 4.50m)
Front aspect bay window, opening to

KITCHEN
6'9 x 6'4 (2.06m x 1.93m)
Modern range of wall and base units, work surfaces inset sink unit, inset hob, oven under, space for appliances. Side aspect window.

BEDROOM
13'8 x 11'7 (4.17m x 3.53m)
Rear aspect window.

BATHROOM
Matching white suite, walk in shower unit, pedestal wash hand basin, low level W.C, side aspect window.

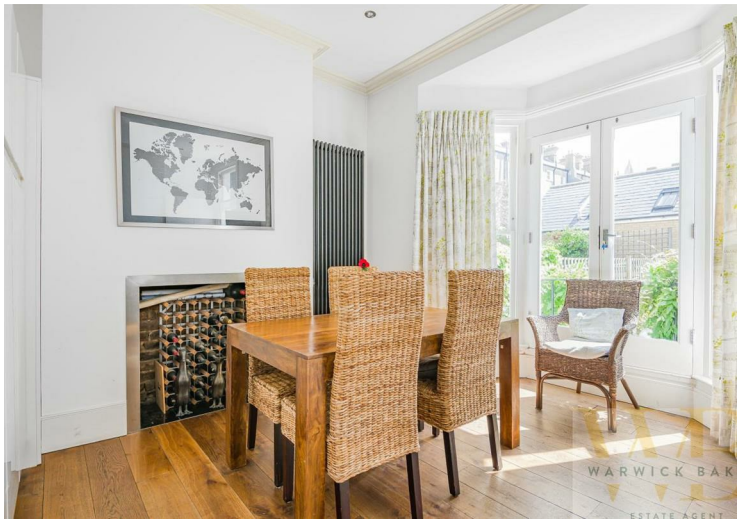
UTILITY ROOM
8'4 x 8'6 (2.54m x 2.59m)
Base unit with double cupboards, work surface with inset sink unit, space and plumbing for appliances. Rear aspect window and door. to rear.

OUTSIDE

FRONT GARDEN
Paved providing off road parking.

REAR GARDENS
Secluded rear gardens, mature shrub boarders.

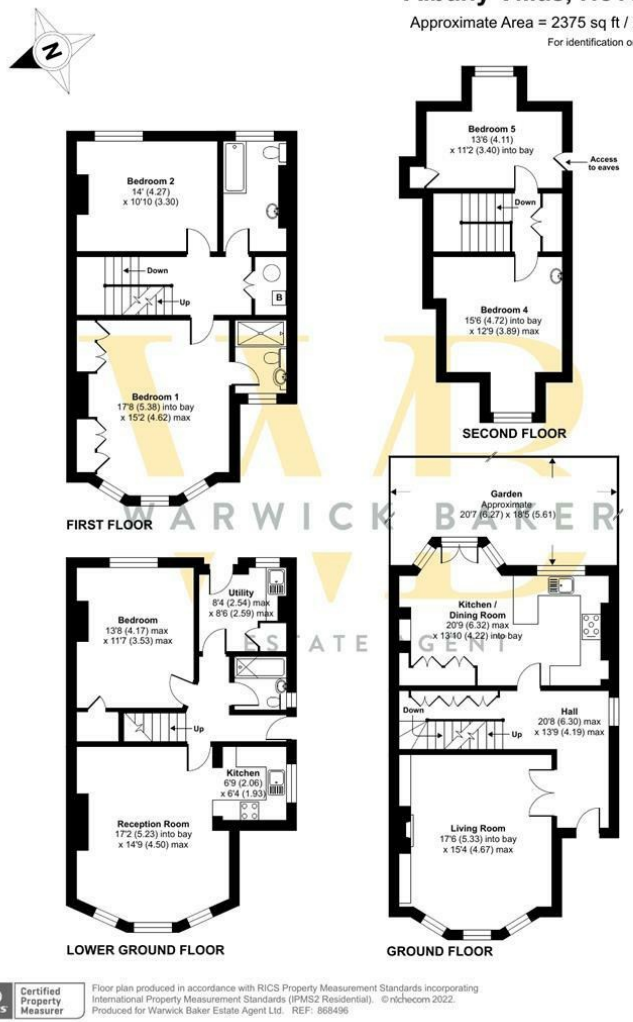
Additional parking.



Albany Villas, Hove, BN3

Approximate Area = 2375 sq ft / 220.6 sq m

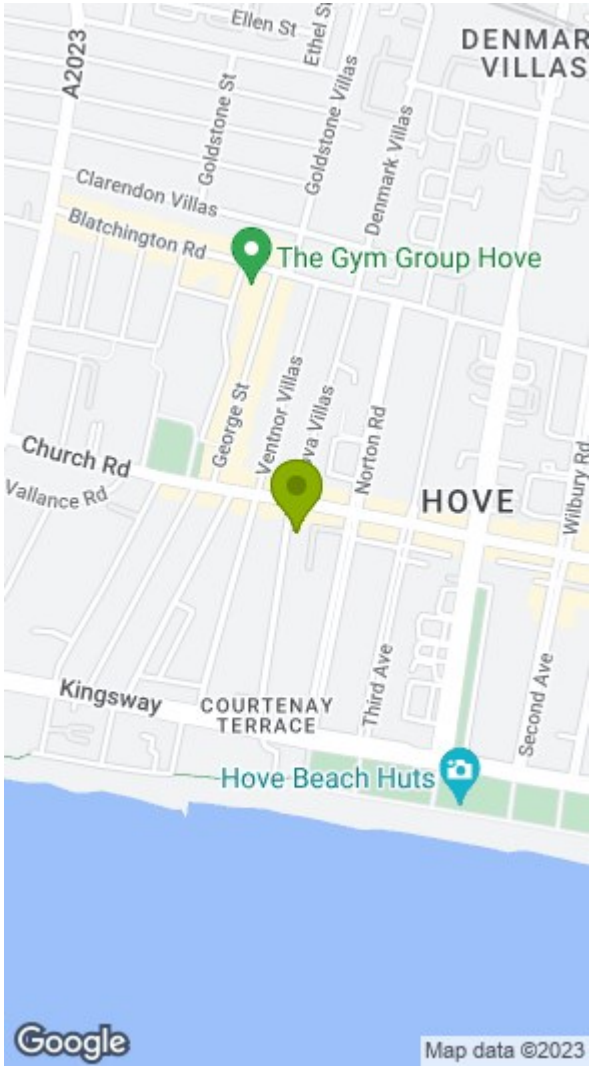
For identification only - Not to scale

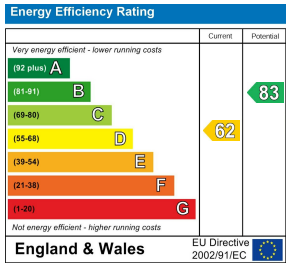


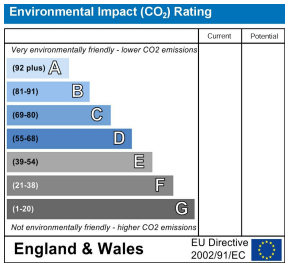
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 868496







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate