



45 Albany Villas | | Hove | BN3 2RT





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Offers In Excess Of £1,499,995

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WARWICK 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.

### LIVING 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.

### BEDROOM 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

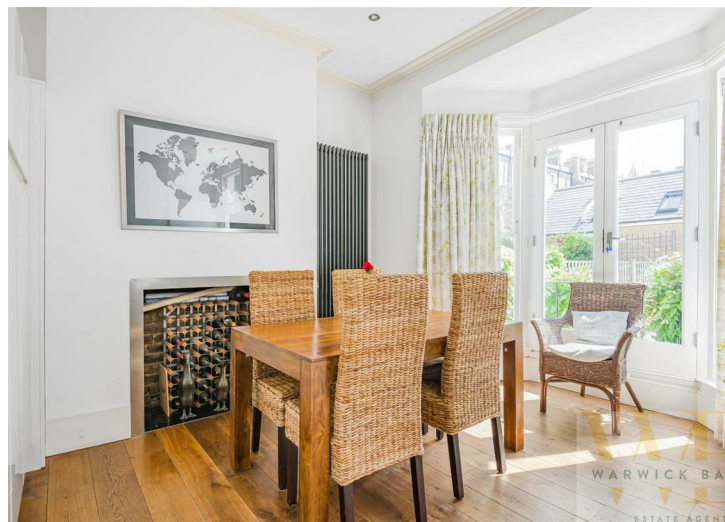
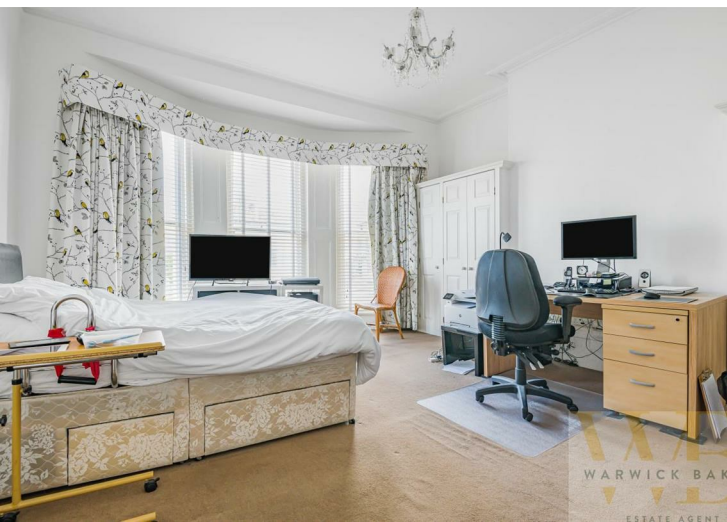
### FRONT GARDEN

Paved providing off road parking.

### REAR GARDENS

Secluded rear gardens, mature shrub boarders.

Additional parking.

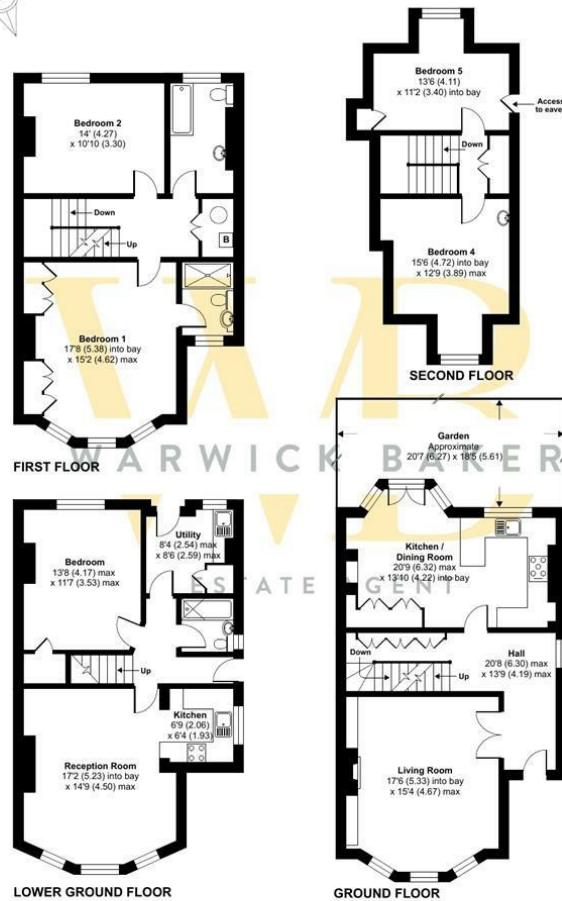




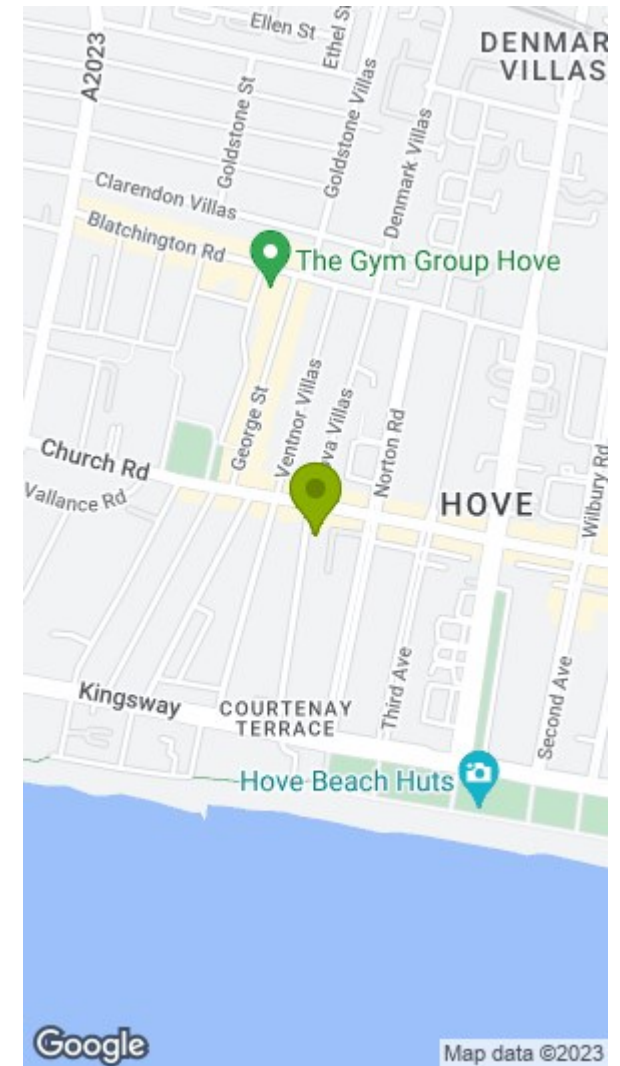
## Albany Villas, Hove, BN3

Approximate Area = 2375 sq ft / 220.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichewom 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 62, Potential 83