



## Burton Villas, Hove

£1,150,000

HEALY  
& NEWSOM

EST. 1990















## Burton Villas, Hove, BN3 6FN

A splendid Edwardian house, offering a delightful blend of period elegance and modern convenience. Spanning an impressive 2,121 square feet, the property boasts four generously sized double bedrooms, making it an ideal family home. Located conveniently near Hove Green and Hove Park, and in addition, the property is only approximately half a mile from Hove mainline train station.

Original period features have been lovingly preserved throughout, including stunning Art Nouveau fireplaces and intricate picture rails, which add to the property's charm. There are high ceilings and varnished exposed floorboards gracing both the ground and first floors. The property radiates a sense of warmth and homeliness, a west facing rear garden with home office/studio, completes this desirable home.

Offered for sale with no onward chain, this property presents a rare opportunity to acquire a beautifully maintained family home in a sought-after location.

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There is a welcoming front garden that includes a fig tree, a Japanese acer tree, mature rose bushes and beautiful camellia shrub. When entering this delightful home, you are greeted by an exceptionally spacious entrance hall with original staircase and doors to all principle rooms. The bay fronted living room exudes warmth and character, whilst the rear open plan family space features a cosy log burner and triple glazed French doors that open to a beautifully maintained west-facing garden, perfect for enjoying the afternoon sun. The open plan kitchen breakfast room is a culinary enthusiast's dream, equipped with a double Belfast sink, solid wood work surfaces and a range cooker that invites creativity. The convenient ground floor utility room and W.C. enhances the practicality of the ground floor arrangement.

The bay fronted principal bedroom benefits from a spacious ensuite, there are two further well appointed bedrooms on this floor, in addition to a family bathroom. The top floor bedroom is the largest with views over tree tops and gardens. The front and rear of the house have been re-rendered with a smooth finish, ensuring a fresh and appealing exterior.

In the landscaped rear garden, it is mainly laid to natural Indian sandstone paving which is a true highlight, there are shaped floral borders to either side that include shrubs and a small 'milk flower' Rowen tree, miniature crab apple and mature hibiscus bush, there is also a convenient gated side access for bikes and garden waste. The summer house has power and lighting, it has been insulated and plastered making this versatile space ideal for a variety of lifestyle needs and would be perfect for use as a home office, studio or gym.

### Location

Burton Villas is situated in an ideal central residential location and is in close proximity to several parks and green spaces. Transport links are excellent from this location with regular bus services operating nearby, Hove mainline railway station is approximately half a mile in distance for those who need to commute, as well as easy access to the A27, A23 and other useful road links.

There are an abundance of local amenities including banks, supermarkets, bars and eateries, as well as numerous independent traders and coffee shops, in close by Church Road and Seven Dials. In addition, Hove Lawns and the beach are situated just to the South. An array of well regarded schools and nurseries are within easy reach as are parks and green spaces. The street itself enjoys a strong sense of community making it an excellent choice for those looking to settle in a friendly neighbourhood.

### Additional Information

EPC rating: D

Internal Measurement: 1,833 Sqft / 170.3 Sqm

Tenure: Freehold

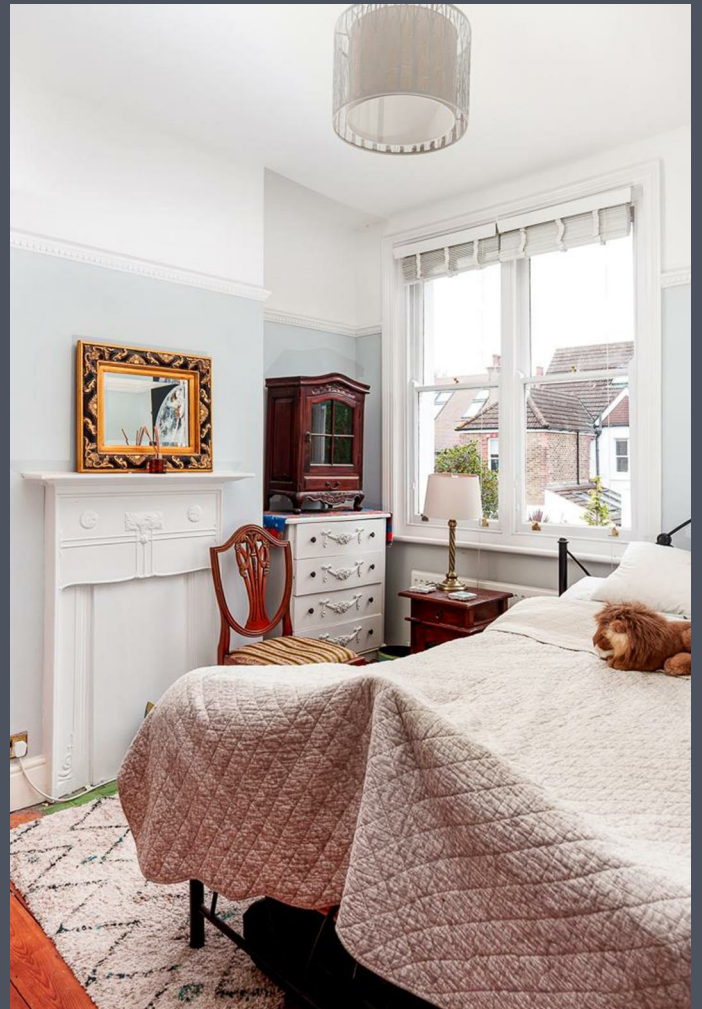
Council tax band: E

Parking zone: O









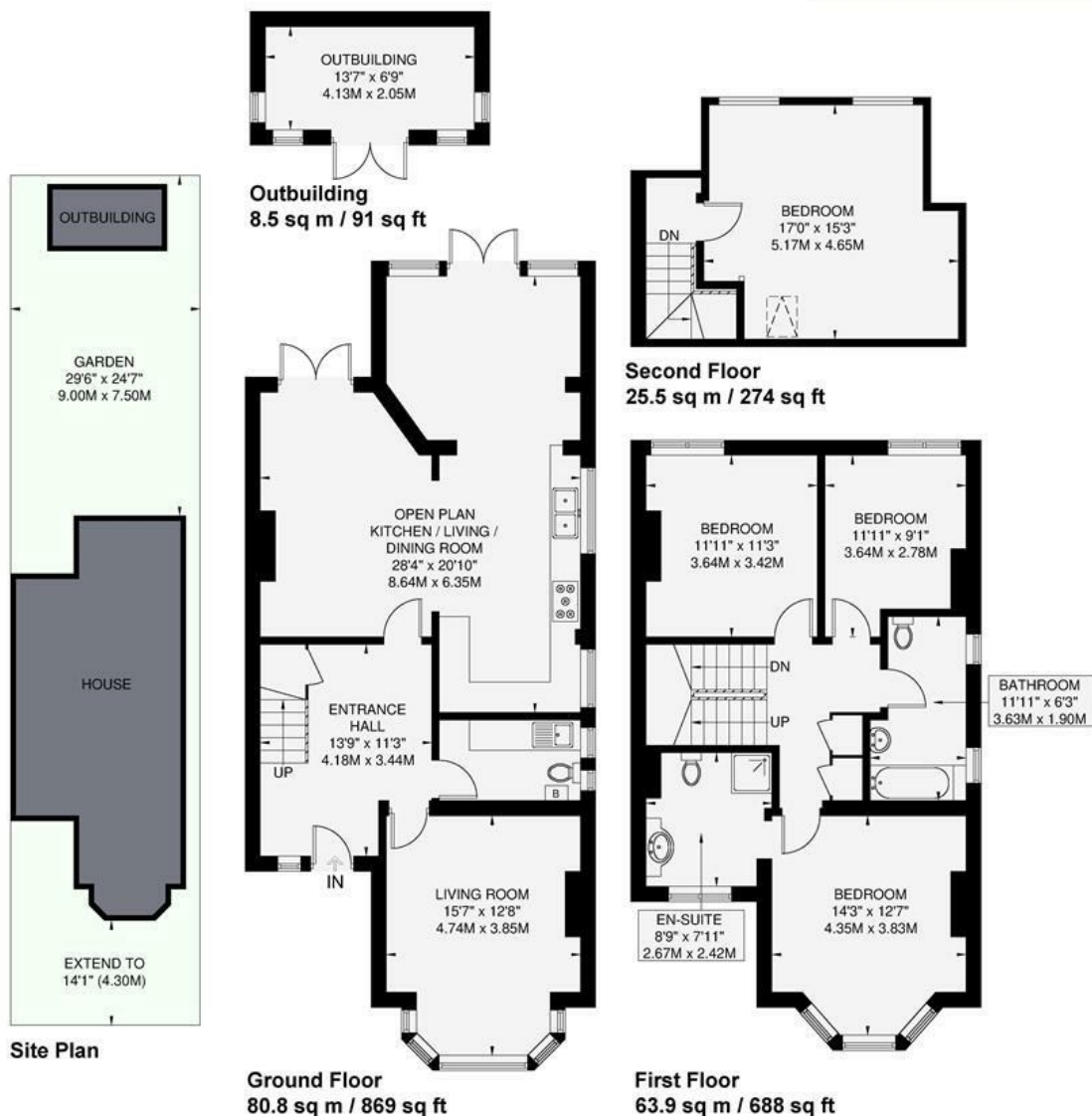


Approximate Gross Internal Area

170.3 sq m / 1833 sq ft

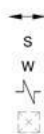
Including Limited Use Area Of

8.5 sq m / 91 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display  
Skylight

CH  
T  
FF  
B

Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler



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