

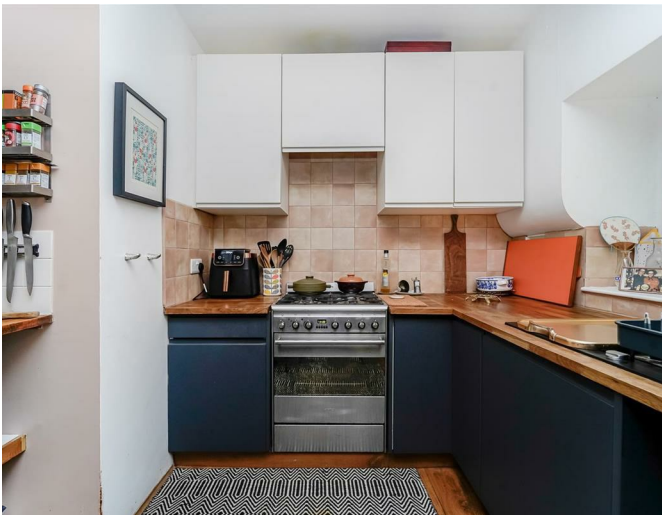


Medina Villas
Hove

HEALY
& NEWSOM

EST. 1990





Medina Villas, Hove, BN3 2RP

£325,000

A beautifully positioned one double bedroom, lower ground floor flat, sold with a share of the freehold and no onward chain.

The flat comprises of a smartly presented and inviting reception room, thoughtfully styled to create a bright and comfortable living space. The room benefits from a neutral colour palette, complimented by warm wooden flooring and built in shelving to the corner. The bay window provides ample space for relaxing and entertaining.

A well-appointed kitchen features a range of contemporary base and wall-mounted units complemented by solid wood work surfaces and attractive tiled splashbacks.

The space has been thoughtfully designed to maximise storage and functionality, with open shelving providing additional display and practical storage options. With integrated cooking facilities, the kitchen offers a characterful blend of modern convenience and timeless appeal.

A generously proportioned double bedroom is at the back of the flat, beautifully presented and benefits from plenty of built in storage to maximise the floor space. There is ample space for a large bed, and the generous floor area will easily accommodate a dressing table, seating area or further storage. There is a patio door which leads out to a small patio space, while not demised to the flat, it feels private!

On the way to the bathroom is a versatile ancillary space thoughtfully fitted with bespoke shelving, creating an ideal study nook, reading corner or dressing area. Cleverly designed to maximise the available space, the area offers excellent storage and display options while maintaining a bright and airy feel.

The bathroom features a three-piece suite comprising a panelled bath with overhead shower, wash hand basin and WC. The room benefits from extra storage cupboards and is designed to provide both comfort and practicality for everyday use.

Location

Medina Villas is one of Hove's most sought after streets forming part of the Cliftonville conservation area. This property is situated within close proximity of the Church Road thoroughfare with its restaurants, eateries, boutiques and wine bars. Hove seafront is at the end of the road, just far enough away to enjoy a quiet tranquil setting away from busy traffic. Both Hove and Brighton mainline train stations are within easy reach as are regular bus services affording access to all other parts of the city.

Additional Information

(Outgoings as advised by our client)

EPC rating: D

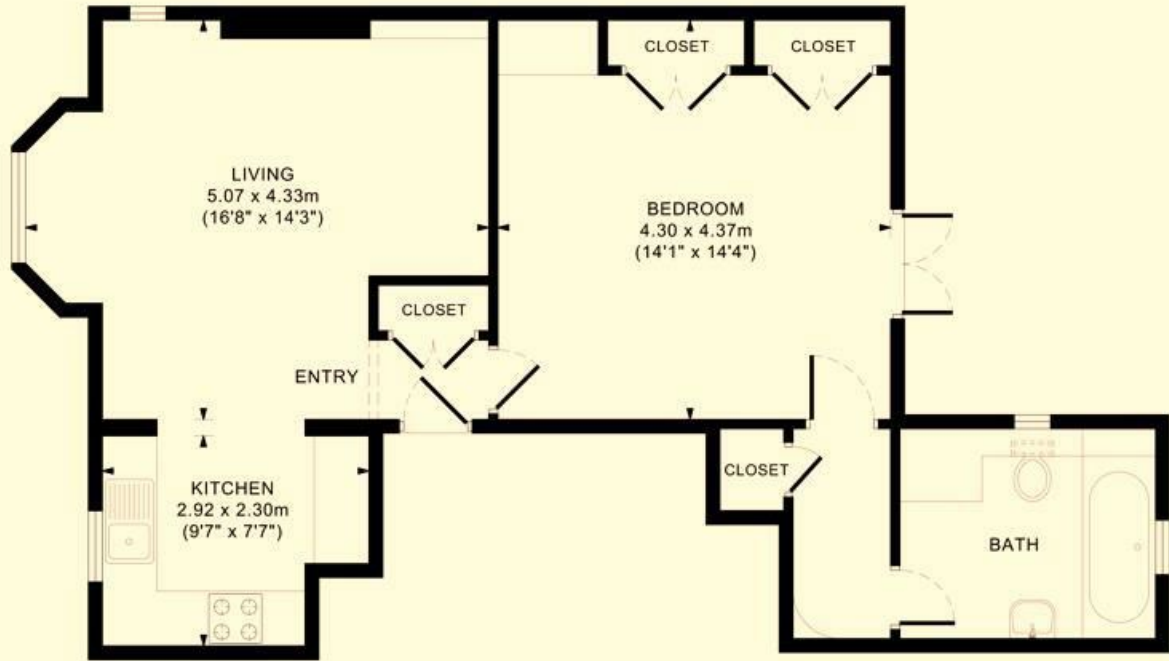
Internal measurement: 602.03 Square feet / 55.93 Square meters

Tenure: Share of Freehold - 995 years remaining on Lease

Service charge: £1,248 per month

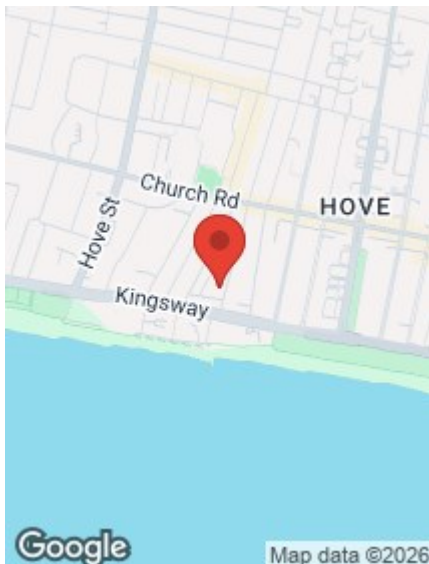
Council tax band: A

Parking zone: N



LOWER GROUND FLOOR

Approximate Gross Internal Area = 55.93 sq m / 602.03 sq ft (House)
 Illustration for identification purposes only, measurements are approximate, not to scale.



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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