



## Hove, BN3 2RL

A beautifully presented second floor apartment situated on the sought-after Medina Villas in Hove, just moments from the seafront and Church Road. Offering generous proportions, period charm and stylish interiors.

Occupying the entire second floor of an attractive period building, the apartment is accessed via a central hallway that creates a natural flow throughout the home. At the front of the property sits the impressive sitting and dining room, bathed in natural light from a striking bay window. The room features soft neutral carpeting and tasteful décor, offering ample space for both lounge and dining furniture. The kitchen is positioned separately and enjoys far-reaching rooftop views from its sash window. It is fitted with cream cabinetry, wooden worktops, open shelving.

Both bedrooms are generous doubles, each with high ceilings, original fireplaces, and large windows, blending period features with contemporary styling. The second bedroom offers space for a work area or guest bedroom, making it ideal for those who work from home. Completing the layout is the modern bathroom with both a walk-shower and separate bath.

Situated on a tree-lined road in central Hove, Medina Villas is perfectly positioned for easy access to Hove Lawns and the beach, as well as the vibrant coffee shops, independent stores and restaurants of Church Road. Hove Station is also within comfortable walking distance, offering excellent commuter links.



Second Floor

Approximate Floor Area  
874.02 sq ft  
(81.20 sq m)

Bedroom  
4.65m x 3.69m  
(15'3" x 12'1")

Bedroom  
4.66m x 3.03m  
(15'3" x 9'11")

Sitting Room  
4.98m x 3.78m  
(16'4" x 12'4")

Kitchen  
3.69m x 2.99m  
(12'1" x 9'9")


Bathroom

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Second Floor  
Approximate Floor Area  
874.02 sq ft  
(81.20 sq m)


Approximate Gross Internal Area = 81.20 sq m / 874.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		69	79
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC



# Pearson Keehan