



Ventnor Lodge, Ventnor Villas, Hove, BN3 3DD

welcome to

Ventnor Lodge Ventnor Villas, Hove

- BALCONY
- CHAIN FREE
- PRIVATE PARKING SPACE
- CLOSE TO CHURCH ROAD
- HOVE STATION NEARBY
- NATURAL SUNLIGHT THROUGHOUT

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1411.20

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000

view this property online fox-and-sons.co.uk/Property/CRH110643



Property Ref:

CRH110643 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Fox & Sons Estate Agents are delighted to offer for sale this beautifully presented apartment, boasting a bright and spacious open-plan living and dining area enhanced by large windows that flood the space with natural light. The contemporary kitchen is thoughtfully designed with a range of integrated appliances, offering both style and practicality.

The generous double bedroom benefits from a built-in wardrobe, providing excellent storage, while the modern shower room is finished to a high standard. A private balcony, accessed directly from the dining area, offers the perfect spot to relax or entertain guests.

This attractive home combines modern living with a light and welcoming atmosphere, making it an ideal first-time purchase, investment opportunity, or seaside retreat. Ventnor Villas is ideally situated in the heart of central Hove, just moments from the vibrant amenities of Church Road and George Street, where an excellent selection of independent shops, cafés, restaurants and everyday conveniences can be found. Hove seafront is only a short stroll away, offering access to the promenade and attractive green spaces, while Hove mainline railway station is within easy walking distance, providing convenient links to London and destinations along the South Coast. This sought-after location perfectly combines coastal living with excellent transport connections and local amenities.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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