



## 80 OSBORNE VILLAS

HOVE, BN3 2RB

SHARE OF FREEHOLD

Beautifully modernised to an extremely high standard is this recently extended contemporary home in one of Hove's primary locations. Occupying the top two floors of this attractive bay fronted period property and benefitting from good sized rooms, a lovely layout, vaulted ceilings across the first floor and plenty of natural light, all combining to create a real sense of space. Attention to detail is evident throughout with modern features including a state of the art lighting control system, 'Sonos' sound system fitted into the ceilings and Neff appliances in the stunning kitchen, complete with Quarts and granite worktops. The impressive accommodation comprises; an open plan feel on the raised ground floor with large lounge diner flowing into the stunning kitchen area. There is plenty of fitted storage and a hidden cloakroom. Upstairs, the split level landing provides access to two double bedrooms - one with en-suite shower room, dressing room (optional third bedroom/ office) and magnificent bathroom with feature freestanding bath and walk in shower. Outside, the modern west facing patio is the perfect spot to enjoy the afternoon sun.

Nicholas  
James

SALES LETTINGS AUCTIONS







Osborne Villas, Hove  
 Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

Nicholas  
 James

SALES LETTINGS AUCTIONS