



## 22 HARTINGTON VILLAS HOVE, BN3 6HF

**£1,200,000  
FREEHOLD**

Fantastic semi-detached family home close to Hove Station & Hove Park. This superb property has been extended on the ground floor creating impressive accommodation across three floors comprising; five bedrooms, three bathrooms, two reception rooms and kitchen/ breakfast room opening into the delightful rear garden. The layout offers flexibility and there is a real sense of space throughout with plenty of natural light and high ceilings. The garden is beautifully maintained with good sized decking area offering the perfect spot for outside dining.

This extremely sought after location is perfect to access all the City has to offer with popular local shops, cafes and amenities in all directions along with popular nurseries & schools within easy reach. Hove mainline station is moments away offering regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 22 Hartington Villas

Approximate Gross Internal Area = 202.9 sq m / 2184 sq ft  
 (Including Eaves)  
 Shed = 7.5 sq m / 81 sq ft  
 Total = 210.4 sq m / 2265 sq ft



Illustration for identification purposes only, measurements are approximate,  
 not to scale. FourLabs.co © (ID1208645)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

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