



## GILMOUR HOUSE 14-16 ALBANY VILLAS

HOVE, BN3 2GZ

£375,000  
LEASEHOLD

Superb, two bedroom, first floor apartment moments from Hove seafront with communal garden and no onward chain!

Set within Gilmour House on Albany Villas, the apartment benefits from west facing aspect, high ceilings and large windows all combining to be beautifully bright throughout. This attractive apartment boasts; large open-plan living area with modern kitchen, amply-sized bathroom and two double bedrooms. The property further benefits from access to the communal garden and bike store for residents only, the apartment is also offered with no onward chain.

The location will appeal to many, with Hove seafront at one end of the road and the popular local shops, cafes and restaurants on Church Road at the other. Hove mainline station is only a 15 minute walk away, providing regular and direct links to London.

**Nicholas  
James**

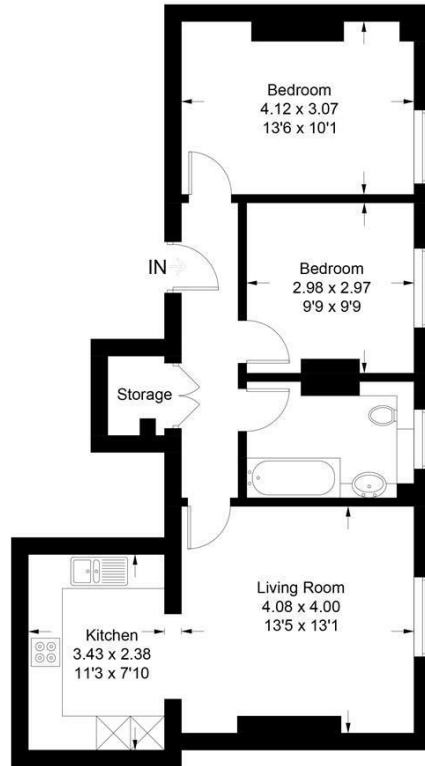
SALES LETTINGS AUCTIONS





# Gilmour House, Albany Villas, Hove

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288465)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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

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