



## 35 ALBANY VILLAS

HOVE, BN3 2RT

£1,400,000  
FREEHOLD

Situated in the prestigious Albany Villas, Hove, this semi-detached house presents a rare opportunity to acquire a substantial property spanning 2834 sq ft, on one of the area's prime roads. Built in 1880, this charming residence boasts a wealth of character and offers a generous layout with five well-proportioned bedrooms and three reception rooms, perfect for both family living and entertaining.

The property is well-maintained, yet it does require some modernisation, allowing you to put your personal touch on this lovely home. The high ceilings enhance the sense of space and light, creating an inviting atmosphere. The garden is a great size and a delightful feature, providing a lovely outdoor space for relaxation and recreation.

Additionally, the property benefits from a garage, offering ample storage and parking. With no onward chain, this home is ready for you to move in and start your journey in this vibrant community.

The location speaks for itself with both Hove Seafront and all the amenities Hove has to offer within a short walk! This is an exceptional opportunity to create your dream home in a sought-after location, with both combining the charm of period features with the potential for modern living. Don't miss your chance to make this property your own.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## Albany Villas

Approximate Gross Internal Area = 263.3 sq m / 2834 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311819)



| 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