

## 3, 46 Hova Villas

Hove BN3 3DG

Asking Price Of £170,000  
Leasehold

- CONVERTED PERIOD BUILDING
- STUDIO FLAT
- SEPARATE KITCHEN
- FIRST FLOOR
- CENTRAL POSITION
- CLOSE TO HOVE MAINLINE STATION
- BOW WINDOW
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this studio flat being part of the first floor of this converted period building. This property boasts a good size studio room with separate kitchen and being situated on this sought-after road.

Bus routes operate locally making public transport throughout the city simple. Church Road is located at the bottom of the road with its vast array of shopping facilities, eateries and cafés. Hove mainline train station is also close by making commutes out of the city quick. This flat is brought to market with no onward chain.

**ENTRANCE HALL** Intercom.

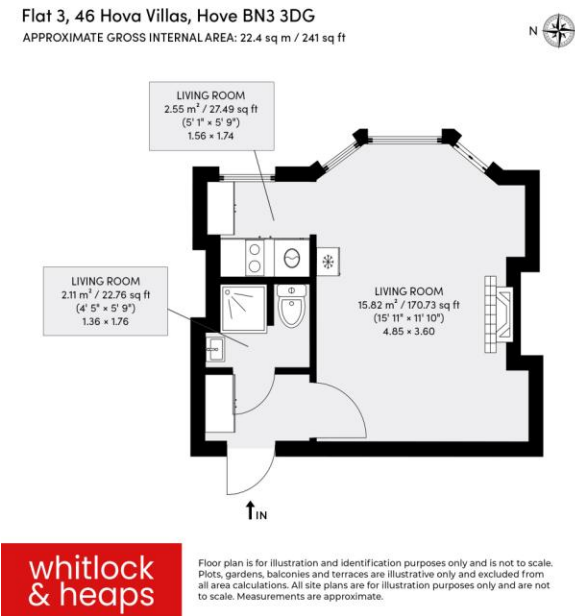
**STUDIO** Electric feature fireplace with mantle, bow sash windows overlooking front.

**KITCHEN** Ceramic bowl sink with mixer taps, vinyl work surfaces with cupboard below and matching eye level cupboard, Space for washing machine, Newworld Oven with two-piece hob above. Westerly aspect sash windows.

**SHOWER ROOM** Comprising step in shower cubicle with electric heated shower, wash hand basin, extractor above, low level w.c.

**OUTGOINGS** Leasehold  
New 99-year lease  
Maintenance £711.88 for six months  
Ground rent £100 for six months

**Council Tax Band A** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).  
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

65 Sackville Road, Hove BN3 3WE  
sales@whitlockandheaps.co.uk  
01273 778577



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