



# *Albany Villas*

Hove, BN3

mishons

# In the heart of Hove on one of the best roads...

This 5/6 bedroom semi detached property on Albany Villas comes with off street parking and plenty of potential.

As you arrive at the house there is ample space for more than one car on the driveway, a rare find on this road and the general area.

Into the house, the wide entrance hallway greets you with space for coats and shoes to your left. There are two superb reception rooms on the ground floor, one is being used as a bedroom currently which gives buyers flexibility to either change back to a living room or keep the same. The other reception room is to the back of the house and is used as the living room for the current owners. It faces the rear garden and has double doors with a small balcony that looks over the garden.

There is a large family bathroom on the ground floor also which has been well looked after but some buyers may want to modernise it.

Onto the first floor there is an impressive landing area which this age of house is famous for. All rooms lead off the landing. The main bedroom is to the front of the house and has high ceilings and lots of space. There is another spacious double bedroom overlooking the garden and a smaller double bedroom also at the back of the house. The bathroom on this floor is also a good size.

On the top floor there are two more bedrooms with plenty of storage space and these rooms could either be great rooms for older children or guest rooms.

On the bottom floor this space has so much potential to be a special living space. The current kitchen has ample work surface space with views of the garden.

There are 2 more reception rooms on this floor providing the much needed space for a family. You access the garden through the garden room to the west facing garden. This is a wide and long space benefitting from sun all afternoon.

Albany Villas is located just a stones throw from the sea and a ten minute walk to Hove Station. There are tons of restaurants and coffee shops just at the top of the road with everything you need within walking distance.

 **Offers IEO**    **£1,575,000**

---

5



4



2



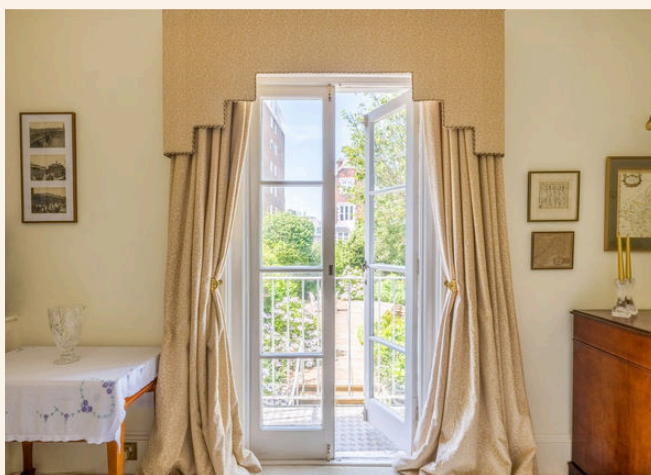
TBC

















TOTAL FLOOR AREA:  
3071 sqft (285 sqm) approx



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

---

### *Mishons* & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.





Whatever you're looking for...  
*We'll help you find it.*

✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram  
@wearemishons or visit [mishons.com](http://mishons.com)