



# *Osborne Villas*

Hove

mishons

Located in the heart of the sought-after Osborne Villas, this beautifully presented Victorian town house blends timeless elegance with modern comfort. Offering four bedrooms and bathroom facilities on each floor, this versatile residence is perfect for families or those seeking refined coastal living.

From the moment you enter, you are welcomed by high ceilings, original period detailing, and a graceful flow of natural light throughout.

Starting on the lower ground floor which has its own entrance this floor has a welcoming and spacious kitchen diner which would be great for entertaining. There is an excellent amount of natural light flooding through this floor which some buyers wouldn't expect with a lower ground floor. The kitchen has a breakfast bar, lots of work top space and storage. The dining area is to the front of the building and has space for a large dining table. Through to the back there is another smaller family room which has also been used as an office. Doors then lead out to the wonderful garden area. There is also a w/c and separate utility room on this floor.

On the ground floor is what most Victorian properties are loved for, high ceilings, spacious rooms and natural light. There is a large living room to the front which has been combined with an opening to the rear reception room. It has created a superb space which families/buyers will love. The sash windows throughout and the wooden floors combine modern touches with Victorian charm. Also on this floor is a shower room and one of the double bedrooms.

The first floor has three more bedrooms and a family bathroom. The main bedroom is at the front of the building and overlooks the elegant street. The beautiful bay windows let in lots of natural light and this is a really spacious room. The second bedroom is another good double bedroom and overlooks the rear garden. The fourth bedroom at the rear of the building is a single bedroom currently used as an office and dressing room.

At the rear of the property, there is a west-facing garden and patio area—a private and sun-drenched retreat perfect for alfresco dining or quiet evenings outdoors after a day at the beach.

Osborne Villas is arguably one of the best locations in Hove. The combination of the lifestyle and practicality is second to none. You are a stone's throw from the seafront and Hove lawns for those summer and winter walks along the beach. Church road is at the top of Osborne Villas and has all the popular coffee spots and restaurants anyone could want. The practical side is that you are just a 10 minute walk to Hove station with its regular direct trains to London.

 **Guide Price** £1,200,000

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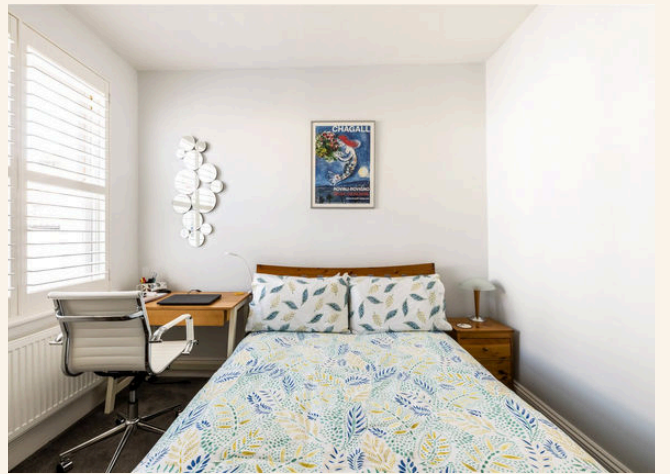
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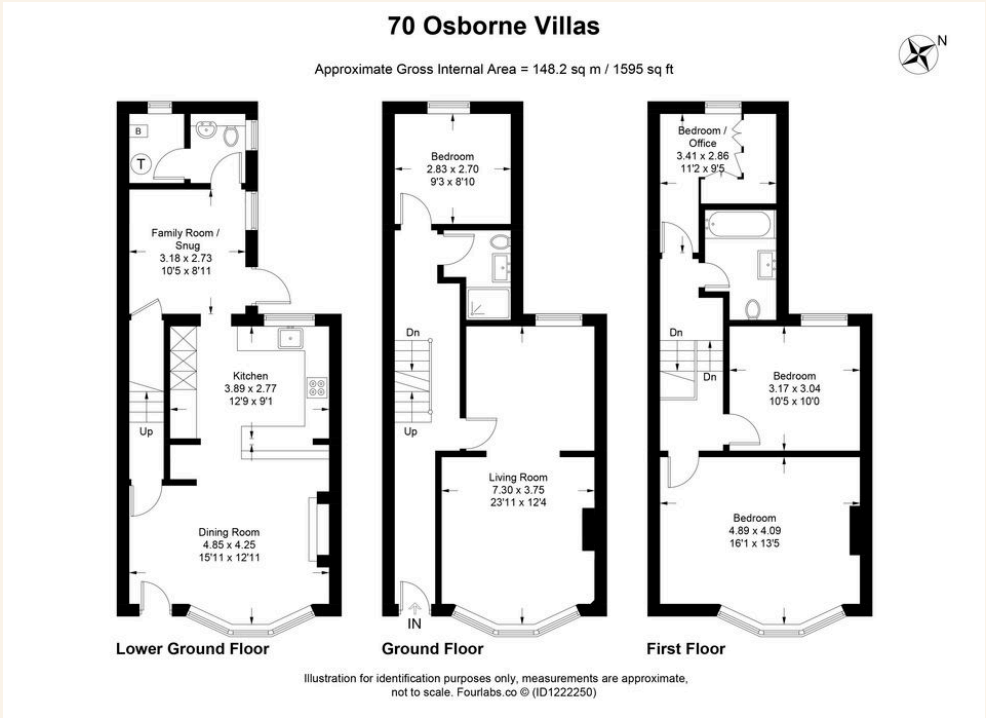








TOTAL FLOOR AREA:  
148.2 sqm / 1595 sqft



# 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.

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## 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

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3. All Measurements are approximate.





Whatever you're looking for...  
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