



# *Albany Villas*

Hove

mishons

Situated on the highly sought-after Albany Villas, this substantial and characterful period residence offers over 2,700 sq ft of beautifully arranged accommodation across four floors, blending classic features with flexible modern living

From the outset, the property impresses with its off-street parking and charming façade. Stepping inside, you're welcomed by an elegant entrance hallway, complete with a stunning stained glass feature above the front door, setting the tone for the period charm found inside.

The ground floor provides generous living space, including a bright and spacious bay-fronted living room and a well-proportioned kitchen/dining room, ideal for both everyday living and entertaining.

The lower ground floor offers exceptional versatility, featuring a further living area, kitchen, bedroom, and bathroom. With its own separate entrance, this level presents exciting potential for buyers seeking to create a self-contained flat, guest suite, or income-generating unit (subject to necessary consents).

Upstairs, the property continues to impress with five well-sized bedrooms arranged across the first and second floors, including a master bedroom with en-suite, alongside additional bathrooms and useful storage. The upper floors provide flexible accommodation for families, home working, or guest space.

Externally, the property benefits from a lovely sunny patio garden, perfect for al fresco dining and relaxing in the warmer months.

➤ *Guide Price* £1,500,000

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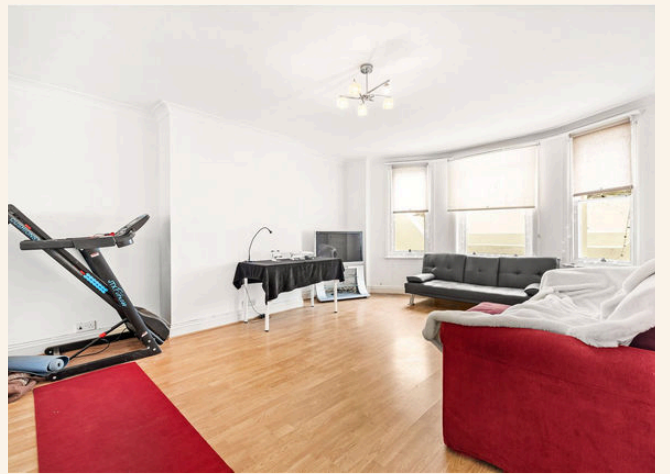
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# TOTAL FLOOR AREA:

252.8 sqm / 2721 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.

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

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### *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.*

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