

# 6 Burton Villas

Hove, BN3 6FN

**Guide price £1,050,000**

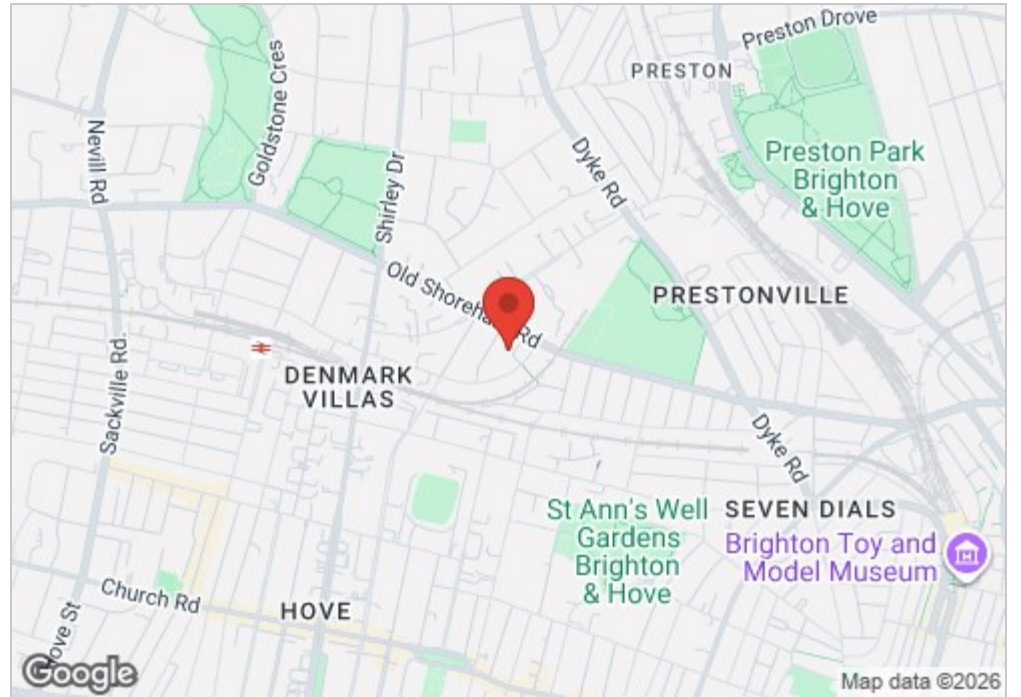
This wonderful five bedroom semi-detached period home is situated on the highly sought-after Burton Villas in Hove, offering an exceptional blend of character, space, and modern living. Positioned within walking distance of Hove Park, Hove Recreation Ground, Hove Station, Brighton Station, Church Road, and the seafront, the location is ideal for families and professionals looking for convenience.

The property falls within the catchment area of some of Brighton & Hove's most highly regarded schools, including Lancing Prep, Brighton College, Bhasvic College, Cardinal Newman Catholic School, Blatchington Mill, and Hove Park School. With access to both outstanding independent and state education, this home is perfect for families prioritising quality schooling.

Arranged over three floors, the property consists of two reception rooms, a dining room, an immaculately presented kitchen and a ground floor w/c. Upstairs, there are five bedrooms and two large family bathrooms. A handy utility room and fully-powered garden room complete this wonderful family home.

An attractive west facing garden measuring (9.5m x 7.3m) A true sun trap, the beautifully landscaped rear garden enjoys sunlight all day long. Perfect for alfresco dining.

This exceptional property offers the perfect combination of space, style, and location, making it an ideal family home. With its thoughtfully designed layout, excellent school catchment, and outdoor space, it provides everything a growing family could need. Offering a vibrant yet peaceful lifestyle in one of Hove's most desirable areas, this is a rare opportunity not to be missed!



- SEMI-DETACHED HOUSE
- WEST FACING GARDEN
- EDWARDIAN
- EASY ACCESS TO BRIGHTON & HOVE STATION
- GREAT LOCAL SCHOOLS
- FIVE BEDROOMS
- PERIOD FEATURES
- HIGHLY-SOUGHT AFTER HOVE LOCATION
- WIDE CHOICE OF AMENITIES
- CHAIN FREE

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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## BURTON VILLAS

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 171.19 sq m / 1842.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**

Approximate Floor Area  
858.52 sq ft  
(79.76 sq m)

**FIRST FLOOR**

Approximate Floor Area  
648.31 sq ft  
(60.23 sq m)

**SECOND FLOOR**

Approximate Floor Area  
335.83 sq ft  
(31.20 sq m)

**OUTBUILDING**

Approximate Floor Area  
120.66 sq ft  
(11.21 sq m)

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All measurements are approximate

