

# Hova Villas

## Hove

**LEX**TONS / SALES  
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AUCTIONS  
COMMERCIAL



## About the property

A well-located first floor studio apartment extending to approximately 400 sq ft of internal accommodation, ideally positioned in the heart of Hove. The property benefits from a practical layout with a separate kitchen and distinct living space, offering excellent scope for improvement and strong appeal for investors and developers.

Situated just a short walk from Hove railway station, the apartment enjoys outstanding transport connections to Brighton, London and surrounding areas. The property is also only moments away from Hove seafront and the wide range of shops, cafés, restaurants and everyday amenities along Church Road, making this a highly convenient and desirable location.

Available for cash buyers only, this is an excellent opportunity to acquire a centrally located property with clear rental potential and long-term value in one of Hove's most sought-after areas.

## Hova Villas Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM





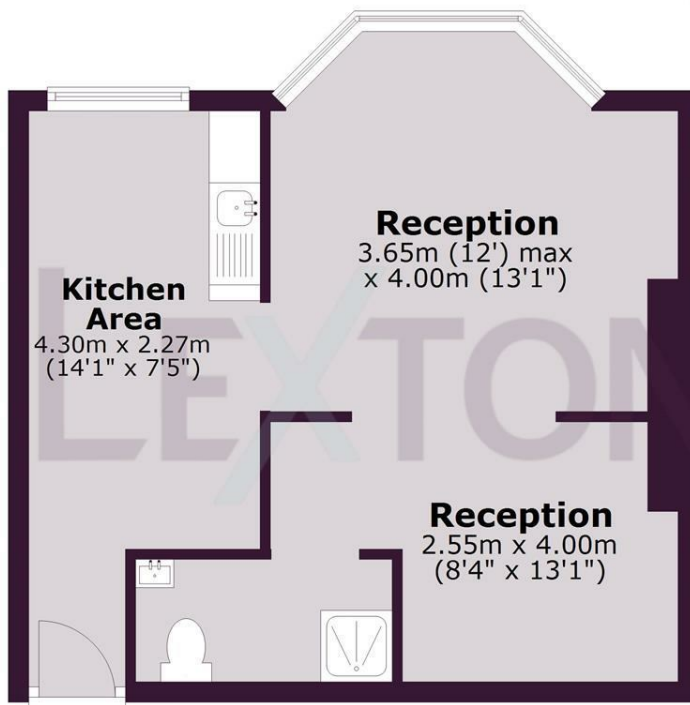




SCAN HERE TO OFFER ON THIS PROPERTY

### First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 36.2 sq. metres (389.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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