



31 Portland Villas Hove BN3 5SA

Weatherills are very proud to offer for sale a beautifully presented and generously proportioned, semi-detached family home with benefits including a stunning south and east facing rear garden, a fabulous open plan kitchen, dining and living space, and a master bedroom with an ensuite shower room. Portland Villas is located just north of New Church Road, close to Wish Park and Hove Seafront.



Offers In The Region Of £900,000 Freehold



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3 double bedrooms, main bedroom with walk in wardrobe and en-suite shower room, additional family bathroom, a beautiful Minstrels galleried landing, a reception hallway, a lovely living room with an open fireplace and bay window, a family sized open plan kitchen/dining and living arrangement with adjacent utility room and ground floor cloakroom/wc, and the added benefit of a sun room with double doors opening onto the decked area of the garden.

In terms of outside space, there is a private driveway with space for 2 cars, a garage/store room, side access and a beautiful mature lawned south and east facing rear garden with a decked area, a very pretty seating area and a vegetable patch.

The property further benefits from Solar (water) panels and photo-electric panels generating many thousands of kW hours. They now generate approximately £970pa in tax free income which is index linked as well as a lot of free electricity.

The property is one of real character and charm and is a house that is offered for sale in excellent order throughout. The room sizes, proportions and layout all work beautifully with the principle features being the size of the kitchen overlooking the wonderful garden and the superb location just off New Church Road, being within walking distance of Hove Seafront with all its leisure, sporting and eating facilities. There are excellent schools within walking distance as well as local shops, bus services and green spaces including Wish Park.

- AN IMPRESSIVE SUPERBLY PRESENTED FAMILY HOME
- CLOSE TO WISH PARK IN HOVE'S POPULAR NEW CHURCH ROAD AREA
- GREAT ROOM SIZES, PROPORTIONS AND LAYOUT (Lounge with OPEN fireplace)
- 3 DOUBLE BEDROOMS - 2 BATHROOMS INCLUDING AN EN-SUITE

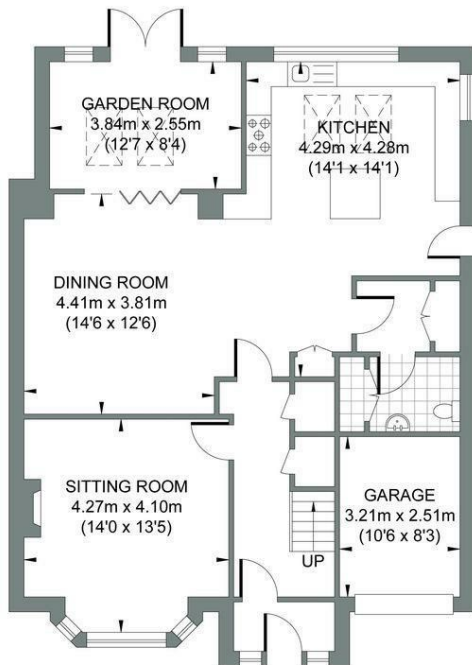
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

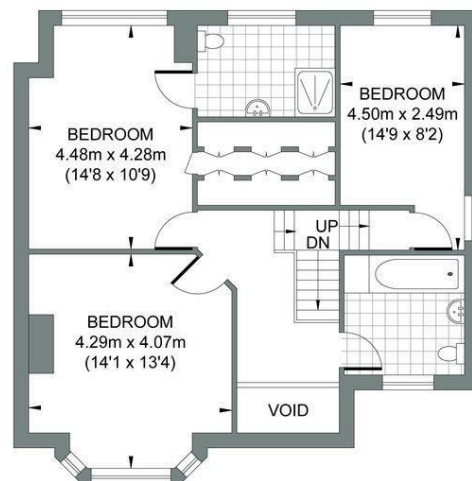


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
96.05 sq m / 1033.87 sq ft



FIRST FLOOR
Approximate Gross Internal Area
69.42 sq m / 747.23 sq ft



PORTLAND VILLAS

Total Area : 165.47m² = 1781.10ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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