



House - Terraced (EPC Rating: D)

# 12 VICTORIA COTTAGES, HOVE, BN3 2WE

## £2,200

**ASTON  
VAUGHAN**  
Sales and Lettings



# 3 Bedroom House - Terraced located in Hove

\*\*\* IMPRESSIVE MAINTAINED GARDEN // FULLY FURNISHED (FLEXIBLE) // MODERN YET CHARACTERFUL \*\*\*

Is this the best garden in Central Hove? You'd certainly be hard pressed to find better! The best part is... it's all maintained for you!

Aston Vaughan are delighted to bring to the market this utterly unique property on Hove Seafront, an immensely charming cottage benefitting 3 large bedrooms, a family living room and a separate kitchen, and of course.. that garden!

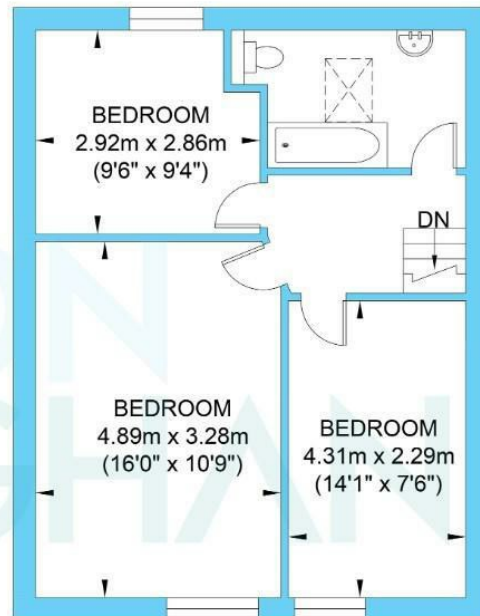
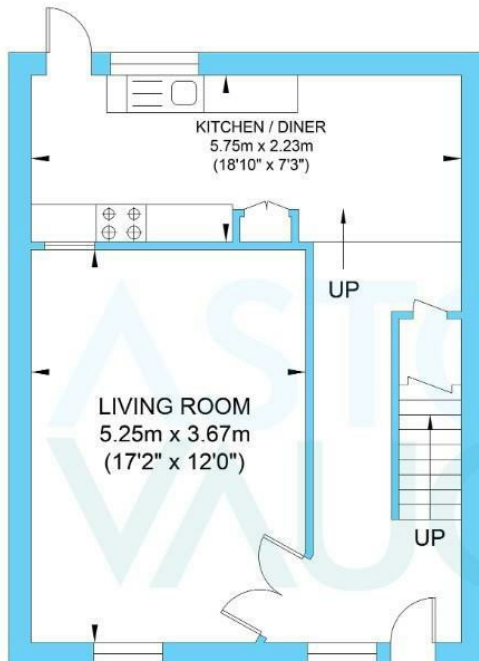
Recently refurbished to a very high standard, the property has been completely modernised whilst managing to retain it's period features and characterful feel throughout.

This exceptional property is directly adjoining the esplanade. Nearby are the numerous shopping and dining amenities of central Hove on Church Road, and the rest of Brighton's extensive attractions are mostly within walking distance, including a wide variety of restaurants, bars, shopping and recreational facilities.

In the immediate area, you can find Sugardough, an award winning bakery, The Kernel, a quaint whole food shop, Franco's Austeria & The Ginger Pig, two high quality restaurants & Marocco's, the iconic ice cream parlour.



# Victoria Cottages



Ground Floor  
Approximate Floor Area  
469.09 sq ft  
(43.58 sq m)

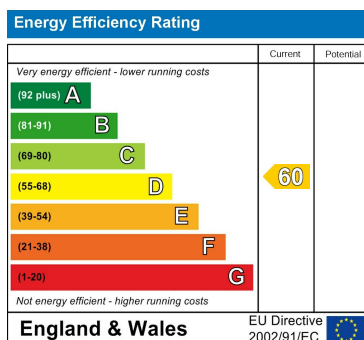
First Floor  
Approximate Floor Area  
469.09 sq ft  
(43.58 sq m)

Approximate Gross Internal Area = 87.16 sq m / 938.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.