

JohnHilton

JohnHilton

Est 1972



Total Area Approx sq ft

F4, 44 Clarendon Villas, Hove, BN3 3RA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,800 PCM

view all our properties at:
www.johnhiltons.co.uk



Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

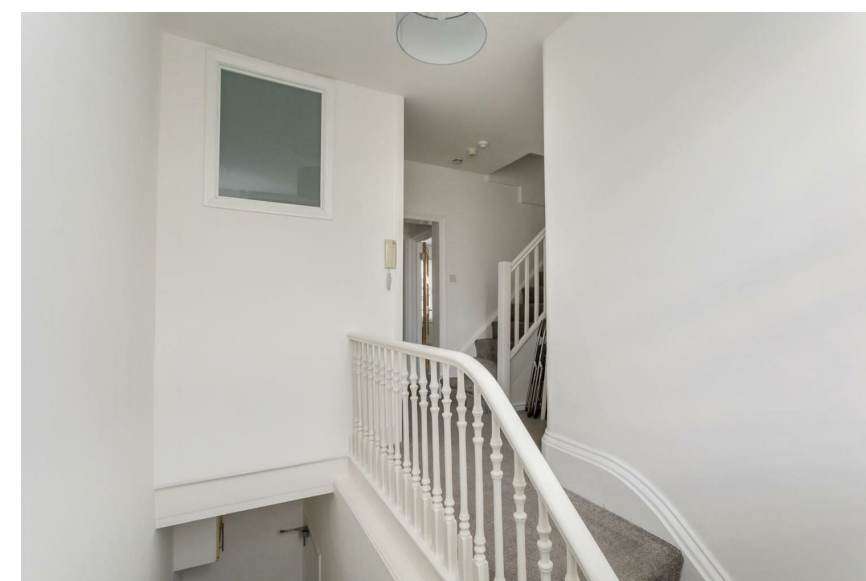
PrimeLocation.com



F4, 44 Clarendon Villas, Hove, BN3

3RA

STUNNING 3 bed property in Hove over 2 floors.
 * Available 8th October 2025
 * The property is on a lovely wide tree lined street.
 * Very large separate living room with original features.
 * 3 Large double bedrooms with fabulous views over Hove.
 * Kitchen comes with all the white goods.
 * Lovely bathroom with black fixtures and rain shower.
 * Popular location for schools, restaurants and bars with quick access to central Brighton
 * This building has a NO PETS policy.
 * Not available to sharers as there is no HMO License, no students
 * Council tax band A
 * 12-month tenancy
 * A holding deposit of £415.38 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent
 * The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Newly Refurbished
- High Specification
- 3 bedroom Maisonette
- Separate Living Room
- Modern Kitchen with Appliances
- Luxury Bathroom
- Stunning Panoramic Views
- Central Hove Location
- Close to Hove Station
- Available Now