

53b Clarendon Villas

Hove, BN3 3RE

Asking price £475,000

Introducing this stunning two bedroom garden flat, boasting a share of freehold. A private street entrance leads to a welcoming hallway, featuring wooden floors. To one side, discover the generously sized lounge adorned with a large bay window, offering an abundance of natural light. Across the hall the modern open plan kitchen awaits, showcasing sleek high end units, and integrated appliances. The two double bedrooms offer comfort and tranquility, with the rear master bedroom granting access to the delightful rear garden. The bathroom suite comprises a touch of elegance with a modern walk in shower. The rear garden is perfect for relaxation or entertaining.

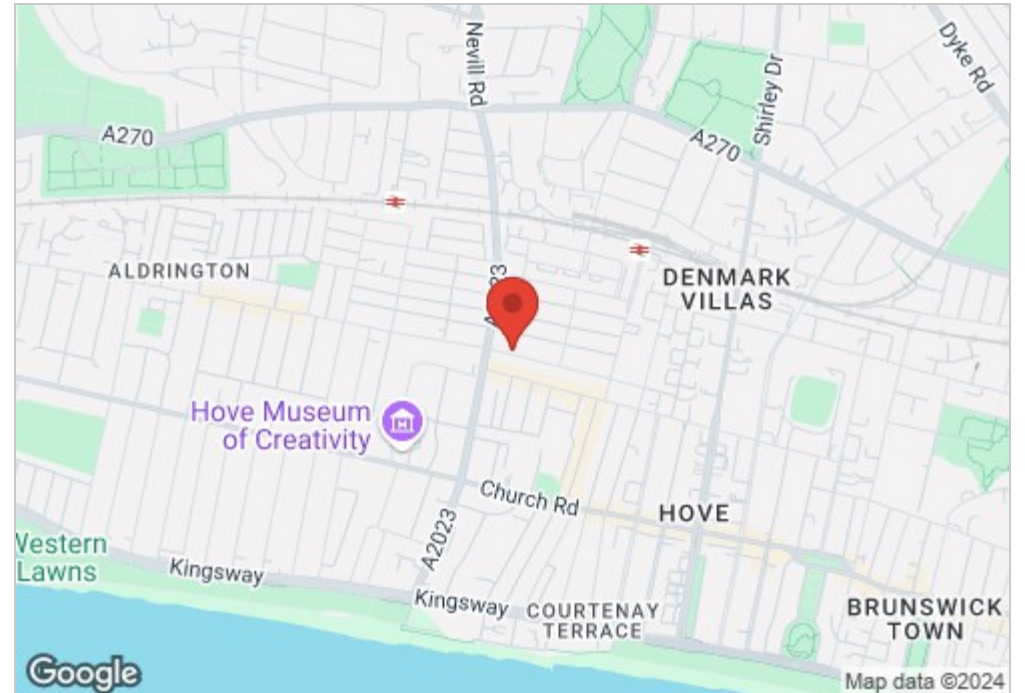
Located on the sought-after Clarendon Villas, enjoy the tranquil seaside ambiance near Hove seafront, while urban conveniences await on Church Road. Excellent transportation links provide easy access to Brighton and beyond, with Clarendon Villas boasting a welcoming community and proximity to renowned schools.

Share of freehold, 999 year lease starting March 2019



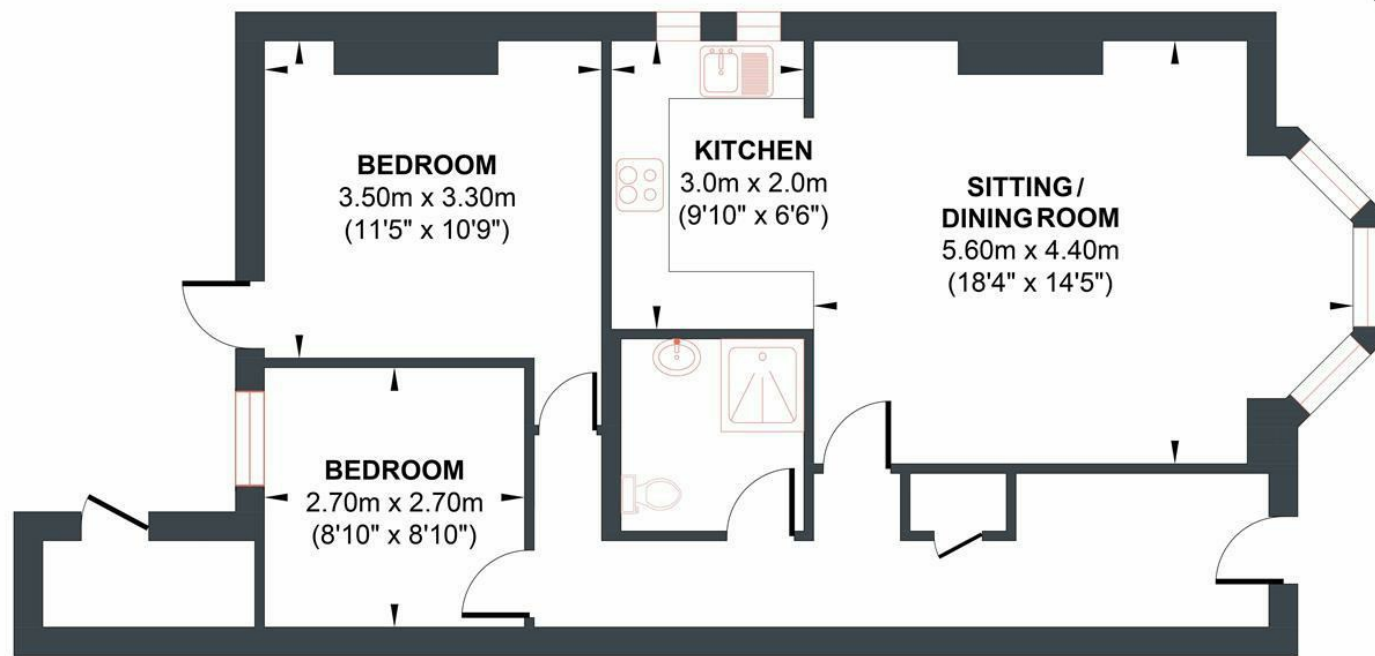
- Central Hove Location
- Garden Flat
- Close To Seafront
- Moments Walk From Hove Station
- 2 Double Bedrooms
- Share Of Freehold
- Open Plan Kitchen
- Modern Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	66
England & Wales	EU Directive 2002/91/EC	



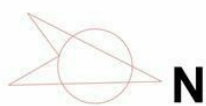
CLARENDON VILLAS

Approx. Gross Internal Floor Area = 67.13 sq m / 722.58 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

Approximate Floor Area
 722.58 sq ft
 (67.13 sq m)



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 All measurements are approximate

