



# 31 Clarendon Villas

Hove, BN3 3RE

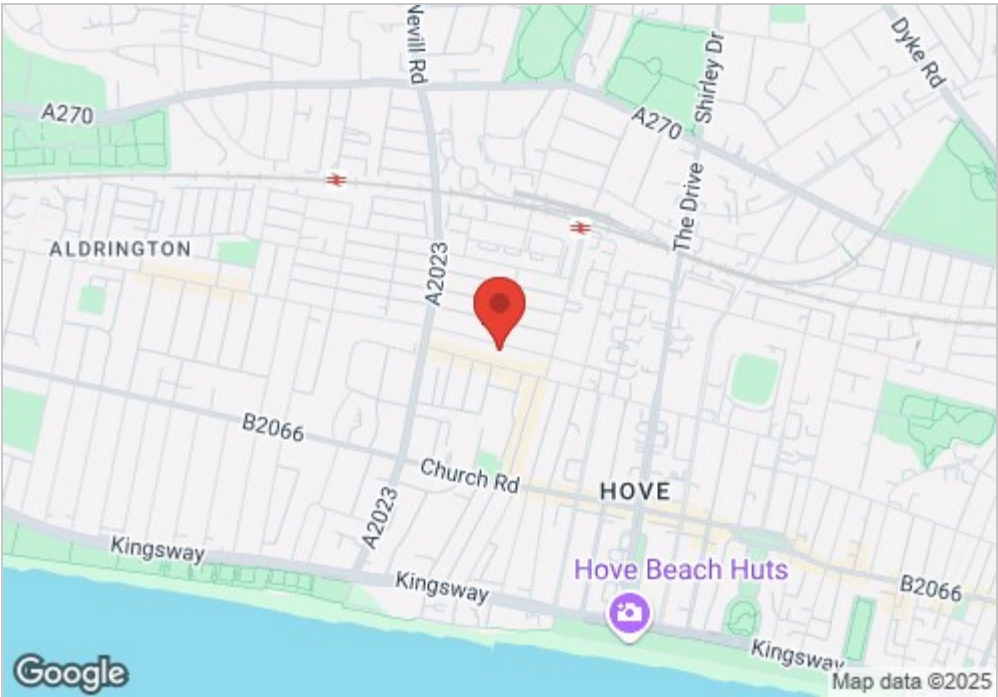
Guide price £265,000

A lovely, beautifully presented and appointed top floor one bedroom apartment forming part of this substantial period building, conveniently located in a prime central location close to Hove mainline station and the City centre.

Clarendon Villas is a highly regarded prime central location noted for its convenience in accessing all City centre amenities including close proximity to Hove mainline station. This delightful property is pleasantly and quietly tucked away on the top floor of an attractive and well maintained period building, which also enjoys the advantage of its own private internal staircase affording additional privacy away from the main building and is a cosy retreat ideal for a first time buyer.

The property is offered for sale in excellent decorative condition throughout and provides light and airy living space, with a distinct “loft” apartment theme. Features include a lovely open plan lounge and kitchen with integrated appliances, modern bathroom suite and a double bedroom, peacefully located at the rear.

The building is well maintained both inside and out and has been recently redecorated externally to create a clean and fresh façade. An early viewing is very highly recommended by the owners Sole Agent.



- Lovely one bedroom top floor apartment
- Light and airy with a loft style theme
- Well maintained building
- Ideal first time purchase
- Lease extension upon completion
- Superbly presented and appointed
- Tucked away and peaceful
- Prime central location close to Hove mainline station
- Must be viewed

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	52	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## CLARENDON VILLAS

Approx. Gross Internal Floor Area 60.31 sq m / 649.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

