





# 51 Clarendon Villas

Hove, BN3 3RE

£2,200 Per month

Every property benefits from an extremely high specification and a superior finish which will provide a luxury standard of living for the residents. There are 8 apartments all having an outside terrace and a working pod in the rear with access to a communal WC. The Penthouse will have an off-street parking space. The properties also run off air source heat pumps.

The finish in the apartments will have a light hardwood herringbone floor in the kitchen/living room and hallways with a mid-grey carpet in the bedrooms. The Kitchens are from Design Interiors (Leicht) with a white quartz worktop, cashmere-coloured units and brushed stainless taps. There will be black/stainless ovens and hobs with hidden extractor fans. The Bathrooms have marble and porcelain tiles with under floor heating.

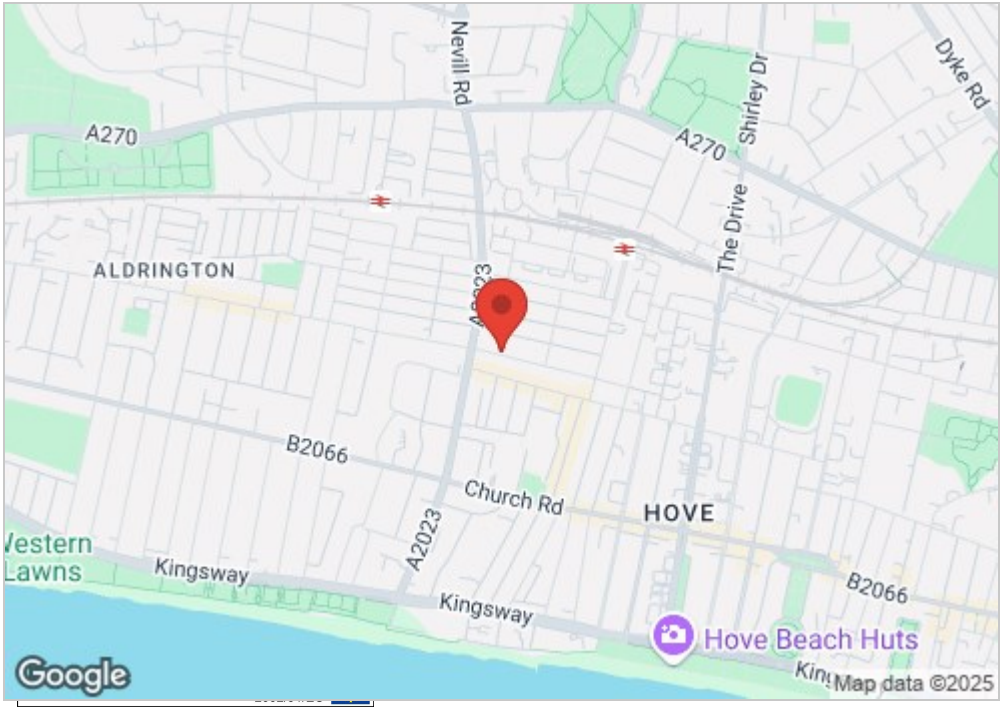
- Share of Freehold
- New Leases
- Service charge £1075pa
- Extra parking space available for an extra £35,000

Clarendon Villas is situated West of Goldstone Villas in the favoured Poets Corner district and is within walking distance of Hove mainline railway station, George Street and Blatchington Road shopping thoroughfare. There is also a variety of bars and restaurants in Church Road and Hove seafront, bus services pass close by providing access into the city centre.

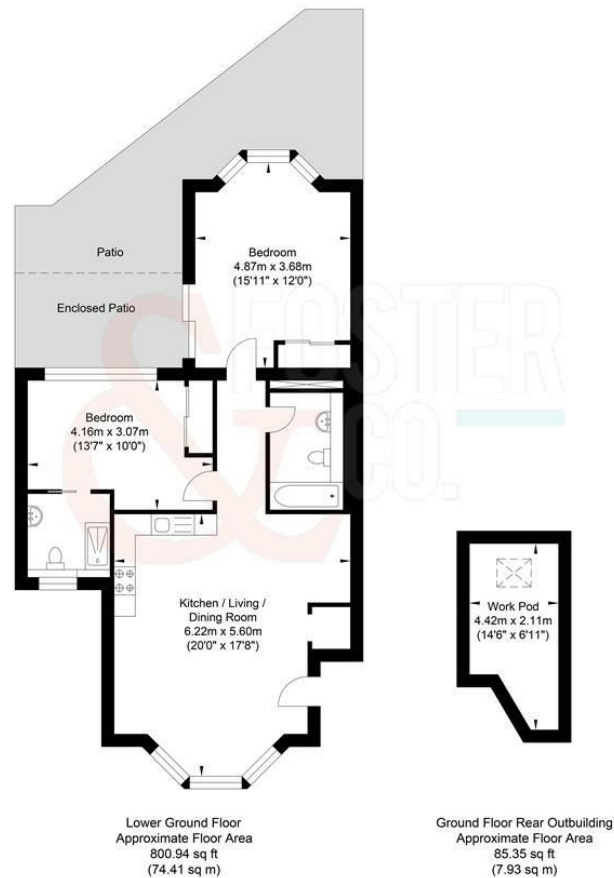
Brighton and Hove is Britain's best city by the sea and has been voted one of the UK's top places to live in 2022 by the Times. Whilst typically considered a city of young creatives, Brighton has also been identified as one of the top UK cities for business. With its strong economy, it continues to attract strong demand from tenants working in the professional sectors.

- Private rear garden
- 1 parking space to front of property
- High Spec Finish
- 2 Bathrooms
- Available 25th September
- Work pod to the rear
- Great Location
- 2 Bedrooms
- Close to Hove Station
- EPC = B

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		
England & Wales		
EU Directive 2002/91/EC		



## Flat 1, Clarendon Villas



Approximate Gross Internal Area = 82.34 sq m / 886.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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All measurements are approximate



