

# Clarendon Villas

Hove



## About the property

This spacious and characterful top-floor, two-bedroom maisonette is set within a grand period property on one of Hove's most picturesque tree-lined avenues. The unusually large social kitchen and dining room feature a generous window overlooking the rear gardens, along with a charming fireplace. The bright and inviting reception room boasts two elegant sash windows with views of the leafy street below.

Upstairs, the recently converted space finds both bedrooms, bathed in natural light from large skylights, offering a private and peaceful retreat. The maisonette also includes a well-appointed bathroom, a separate utility room with additional storage, and a vast eaves cupboard for extra space.

Perfectly positioned just moments from Hove train station and the vibrant Church Street, this home is surrounded by an array of independent cafes, bars, and delis, along with all the essential everyday conveniences. A short stroll leads to the stunning seafront, offering the best of coastal living with easy access to the city's lively atmosphere. Combining period elegance with modern convenience, this top-floor retreat is an exceptional find in one of Hove's most sought-after locations.

## Clarendon Villas Hove



2

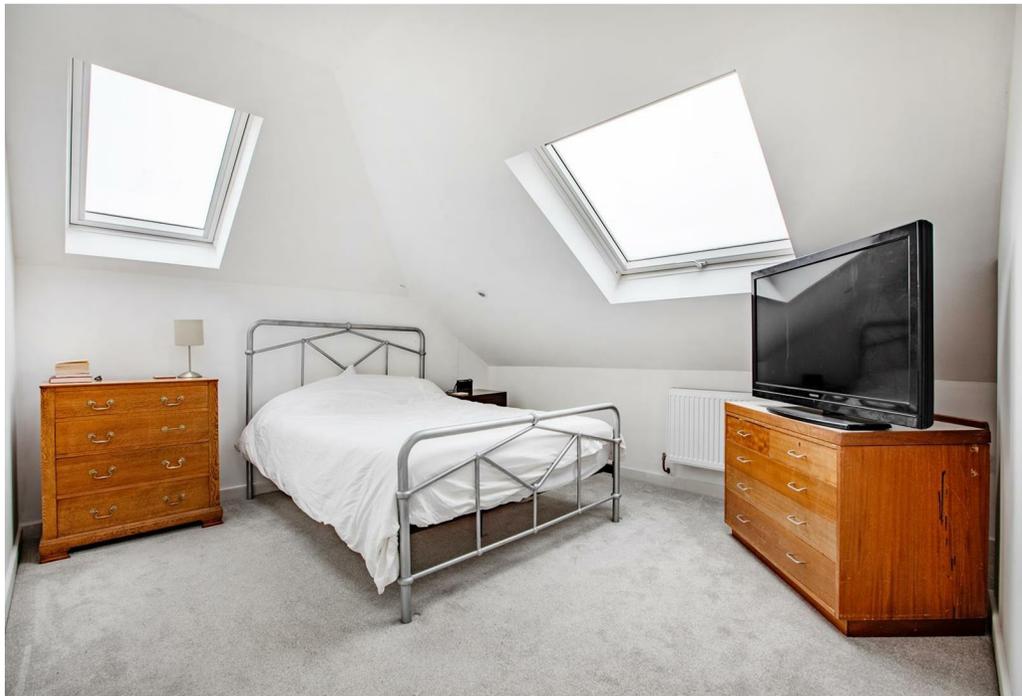
BEDROOM

2

RECEPTION

1

BATHROOM

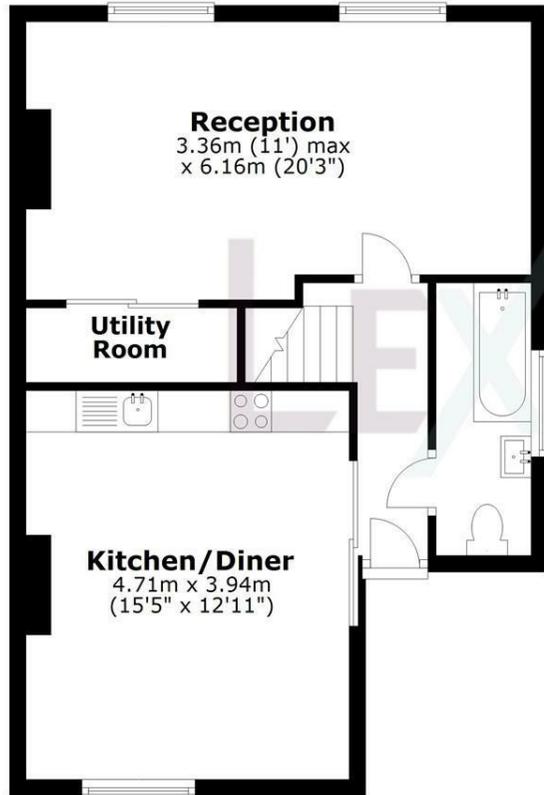


SCAN HERE TO OFFER ON THIS PROPERTY



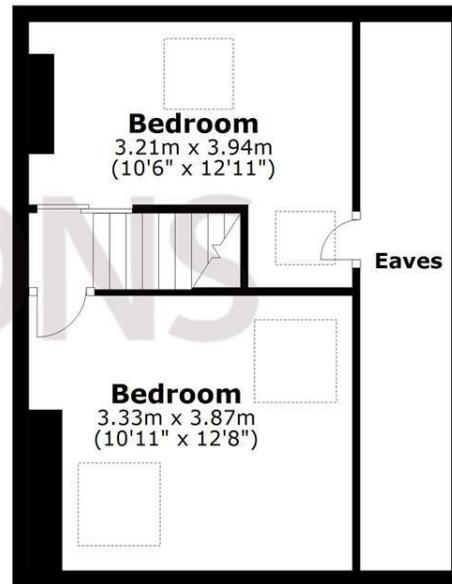
### Second Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



### Third Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 84.7 sq. metres (911.5 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	