



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

Livingstone
House

OFFERS IN EXCESS OF

£250,000

Clarendon Road

Hove, BN3 3WZ

PROPERTY SUMMARY

OIEO £250,000 This spacious second-floor flat offers a fantastic opportunity for those looking to create their ideal home in a highly desirable location in Hove. With two generously-sized double bedrooms, a large kitchen and dining area, and a private south-facing balcony, the property presents great potential for modernisation, while also providing a comfortable living space as is. The flat's unique positioning within the building gives it an abundance of natural light throughout the day, thanks to its south-facing aspect and dual aspect windows. These large windows not only enhance the feeling of space but also offer bright, airy rooms with views of the surrounding area, making the flat feel welcoming and open. The south-facing balcony, accessible from the living area, is a real highlight. It's the perfect spot to enjoy the sunshine or simply relax while overlooking the charming street below. The two double bedrooms are both spacious and offer ample room for furniture, with fitted wardrobes in each, helping to keep the rooms tidy and organised. While the flat would benefit from some modernisation, the large proportions and thoughtful layout provide a great canvas for anyone looking to put their personal touch on the property. The kitchen and dining area is expansive, making it ideal for both everyday meals and entertaining, with plenty of space for creating a modern and stylish cooking and dining area.

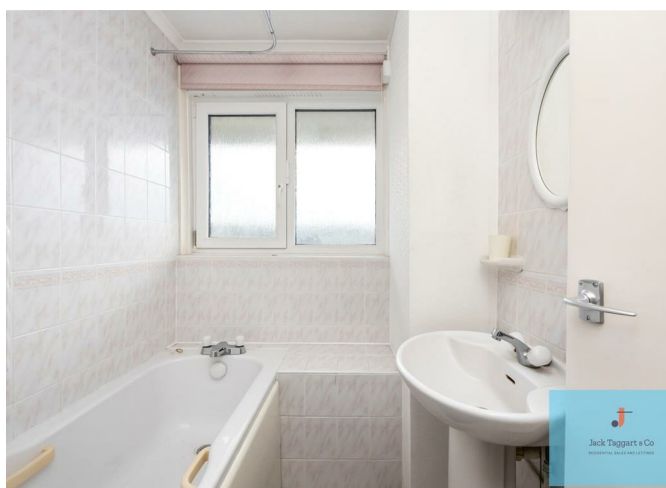
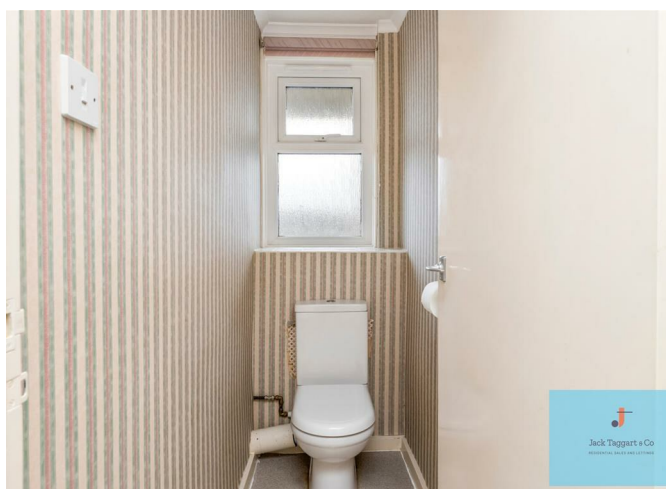
2



2



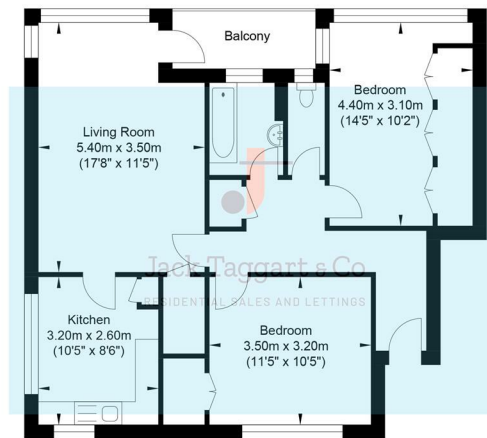
1







Clarendon Road



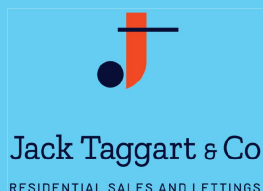
Second Floor
Approximate Floor Area
761.54 sq ft
(70.75 sq m)

Approximate Gross Internal Area = 70.75 sq m / 761.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
55 Queen Victoria
Avenue
BN3 6XA

OFFICE DETAILS
01273 974929
sales@jacktaggart.co.uk