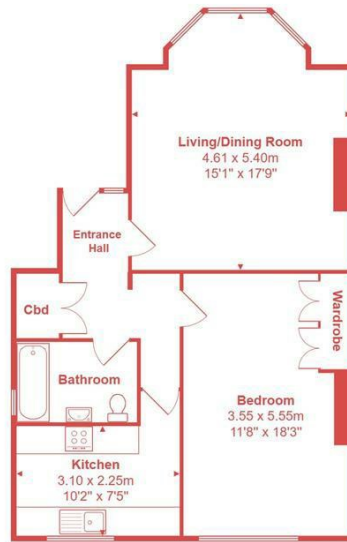




- Immaculately Presented Period Apartment
- High Ceilings & Original Features
- Central Hove Location & Close To Hove Mainline Station
- Popular Central Hove Location
- Well Maintained Block
- Raised Ground Floor Level
- Large Spacious West facing Living Room With Bay Window
- Good Storage Throughout & Loft Space
- Simply Must Be Viewed To Be Appreciated

Denmark Villas, Hove

Price: £350,000 Leasehold



Total Area: 65.0 m² ... 699 ft²

All measurements are approximate and for display purposes only

Cox and Co are proud to present this immaculate raised ground floor apartment in Denmark Villas, Hove.

As you enter, you're greeted by a spacious hallway adorned with high ceilings and abundant natural light, creating a welcoming ambiance. Practicality meets convenience with ample storage options including a convenient under stair cupboard.

The highlight of this apartment is the large living room that captures your attention with its grandeur. The high ceilings accentuate the sense of space while period features, including a beautiful bay window and ornate corning. This living room offers versatility and comfort in equal measure.

Towards the rear of the apartment you will find the generously sized double bedroom, with more period features that add character. Complete with a built-in wardrobe, this bedroom offers both style and functionality, providing a tranquil retreat after a long day.

The well-appointed kitchen has stone worktops and integrated appliances that blend seamlessly into the modern aesthetic. With a window allowing natural light to flood in.

The modern bathroom is in great condition with a shower over bath, w/c and basin. This room also benefits from another window ideal for light and ventilation.

In summary, this raised ground floor apartment in Denmark Villas offers a perfect blend of period charm and contemporary living.

The location of this apartment is second to none. Hove mainline railway station has direct access to both Brighton and London and is only a 6-minute walk or 0.3 miles away. The popular Church Road and George Street, with their vast range of independent retailers, coffee shops, bars, and restaurants are only a couple of minutes' walk away. Hove seafront and lawns are less than 10 minutes or 0.4 miles away. There are direct bus links across the city from just around the corner.

Lease Length - 121 years

Service Charge - £2,037 every six months. (Includes a large contribution to the reserve fund)

Reserve Fund £15k-£20k approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		67	
(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	

