



## 31 Clarendon Villas

BN3 3RE

Asking Price Of £450,000

- TWO BEDROOM APARTMENT
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- SOUTH FACING LIVING/DINING ROOM

- SPACIOUS ENTRANCE HALL
- REAR GARDEN
- PRIVATE STREET ENTRANCE
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this excellent two bedroom garden flat that offers spacious accommodation throughout featuring a modern kitchen and bathroom with a south facing living/dining room. The property features its own rear garden with an area of lawn and decking and is approached via a private street entrance. Situated in this convenient location within a few minutes walk of Hove mainline station and seafront. An array of independent shops, eateries and cafes are also within a few minutes walk.

**PRIVATE STREET ENTRANCE**  
**SPACIOUS ENTRANCE HALL** Two fitted double wardrobes, radiator.

**KITCHEN** Incorporating circular stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, inset four ring gas hob with extractor over, double oven, integrated fridge/freezer, washing machine and dishwasher, cupboard housing 'Worcester' gas fired boiler, UPVC double glazed window, radiator, tiled floor.

**LIVING/DINING ROOM** South facing with UPVC double glazed bay window, second window to side, radiator.

**BEDROOM 1** Two UPVC double glazed windows, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising tiled panelled bath with mixer tap and separate shower over, glazed shower screen, wash hand basin with two drawers under, low level w.c, heated ladder style towel rail, tiled walls and floor.

**OUTSIDE**

**PRIVATE REAR GARDEN** Laid to lawn with area of decking.

**OUTGOINGS**

**NEW LEASE UPON COMPLETION OF SALE**

**MAINTENANCE** £900 per half year.

**Council Tax Band B** (taken [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**CLARENDON VILLAS**  
HOVE

**APPROXIMATE GROSS INTERNAL AREA**  
79.9 sq m / 860 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Portslade Branch**  
48 Boundary Road, Portslade BN3 4EF  
[portslade@whitlockandheaps.co.uk](mailto:portslade@whitlockandheaps.co.uk)  
01273 422706

**Hove Branch**  
65 Sackville Road, Hove BN3 3WE  
[hove@whitlockandheaps.co.uk](mailto:hove@whitlockandheaps.co.uk)  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.