





Second Floor Flat, 80 Denmark Villas

Hove, BN3 3TJ

Guide price £300,000

\*Guide Price £300,000 - £325,000\* Pearson Keehan are pleased to offer for sale this 53 Sq.Mt / 573 Sq.Ft, two double bedroom, second floor apartment in Central Hove. The property benefits from a share of freehold, two double bedrooms, a west facing lounge and a separate kitchen.

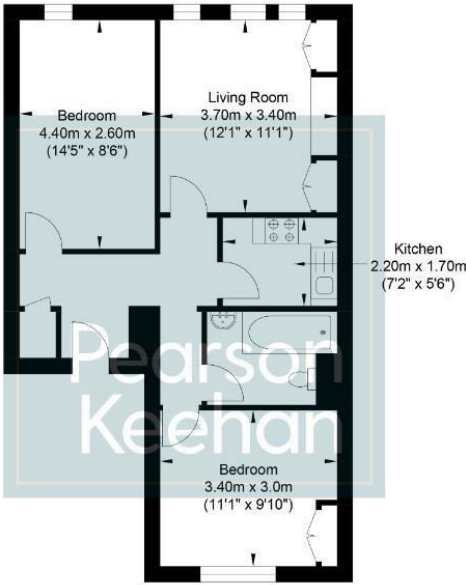
Situated in Denmark Villas, this apartment provides a practical living space in Central Hove. The property features two double bedrooms and a west facing lounge, ensuring plenty of natural light. A separate kitchen complements the layout, offering functionality for everyday living.

This residence benefits from its proximity to Hove Train Station, making it ideal for commuters. The area is well served by local amenities, adding to the appeal of this property.

With a share of freehold included, this apartment offers long term security and peace of mind. Gas central heating is installed for comfort throughout the year.



Denmark Villas



Second Floor  
Approximate Floor Area  
573.17 sq ft  
(53.25 sq m)

Approximate Gross Internal Area = 53.25 sq m / 573.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>83</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>		<div><div></div><div>76</div></div>	
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

