



## Flat 4, 69 Denmark Villas, Hove, BN3 3TH

Greenways Property are delighted to present this spacious and beautifully presented first-floor period apartment, ideally located on the highly sought-after Denmark Villas, just moments from Hove Station and a wide range of local shops, cafés, and restaurants.

The property offers bright and well-proportioned accommodation throughout, featuring a generous reception room with elegant sash bay windows, a charming period fireplace, and exposed wooden floorboards. The separate fitted kitchen provides excellent storage and workspace, while both double bedrooms enjoy a peaceful westerly outlook. A modern bathroom completes the layout.

This property is offered with no onward chain.

**Guide price £335,000**

# Flat 4, 69 Denmark Villas, Hove, BN3 3TH



- Spacious first-floor apartment
- Two double bedrooms
- Large, bright living room
- Separate fitted kitchen
- Gas central heating
- Excellent Hove location close to station and amenities

## Communal Entrance and Stairs

Communal front door with secure entry phone system. Stairs rising to the first floor leading to the private entrance hall.

## Entrance Hall

12'7 x 3'1 (3.84m x 0.94m)

L-shaped entrance hall with doors to all rooms, radiator, entry phone system, storage cupboard, and access to loft hatch.

## Reception Room

19'11 x 13'4 (6.07m x 4.06m)

Easterly aspect with attractive sash bay windows overlooking Denmark Villas. Two radiators, feature period fireplace with surround and slate hearth, alcove shelving, exposed wooden floorboards, and coved period ceiling.

## Kitchen

10'0 9'5 (3.05m x 2.87m)

Fitted kitchen with a range of floor and wall-mounted units, roll-top worksurfaces, and tiled splashbacks. Circular bowl sink with drainer, space for gas cooker with extractor over, wall-mounted Glow-worm combination boiler, space for additional appliances, ceiling downlighters, and coved ceiling.

## Bedroom One

13'6 x 10'3 (4.11m x 3.12m)

Westerly aspect with sash bay window overlooking the rear. Built-in triple wardrobe, radiator, telephone point, and part coved ceiling.

## Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)

Westerly aspect with sash bay window overlooking the rear, alcove shelving, and radiator.

## Bathroom

9'8 x 5'8 (2.95m x 1.73m)

Modern white suite comprising panelled bath with shower over, wash hand basin with storage below and vanity unit above, low-level WC with push-button flush, heated towel rail, extractor fan, shaver point, tiled flooring, and part tiled walls.

## Other Information

Tenure: Leasehold

Lease: Approx. 81 years remaining

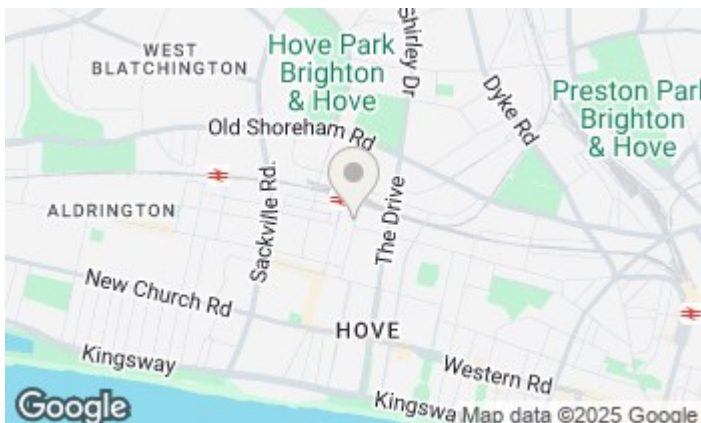
Service Charge - £1,986 per annum

Ground Rent - £35 per annum

Council Tax Band: - B

Local Authority: - Brighton and Hove

Parking: - Zone N



## Directions

From Hove Railway Station Head south-west towards Goldstone Villas. Turn left onto Station Approach (B2120) and continue along the B2120 for approximately 0.1 miles. The destination, Denmark Villas, Hove, BN3 3TH, will be on the right-hand side. Total distance: 0.1 miles – approximately 2 minutes on foot.

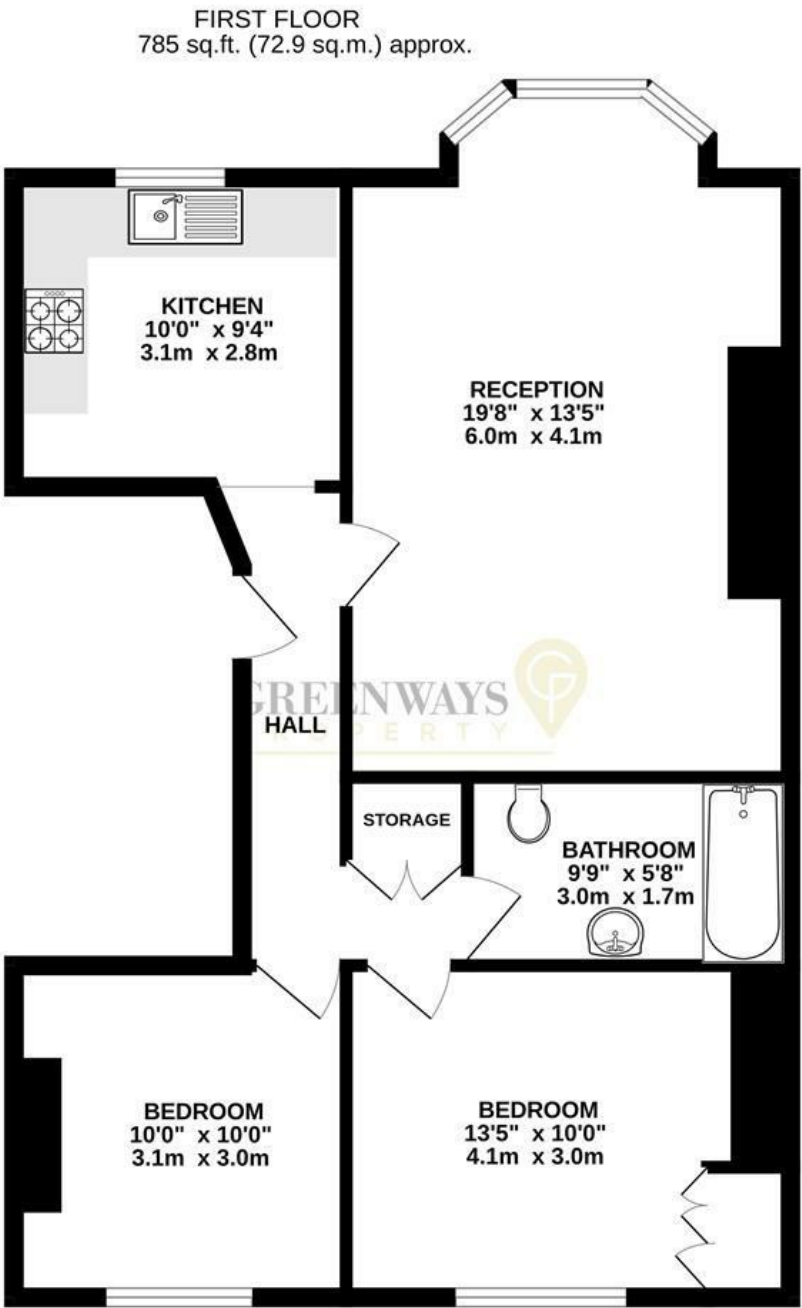
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Floor Plan



TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (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 |