

ELLIOTTS

# Denmark Villas, Hove BN3 3TH

Guide Price £500,000 to £525,000 Share of Freehold



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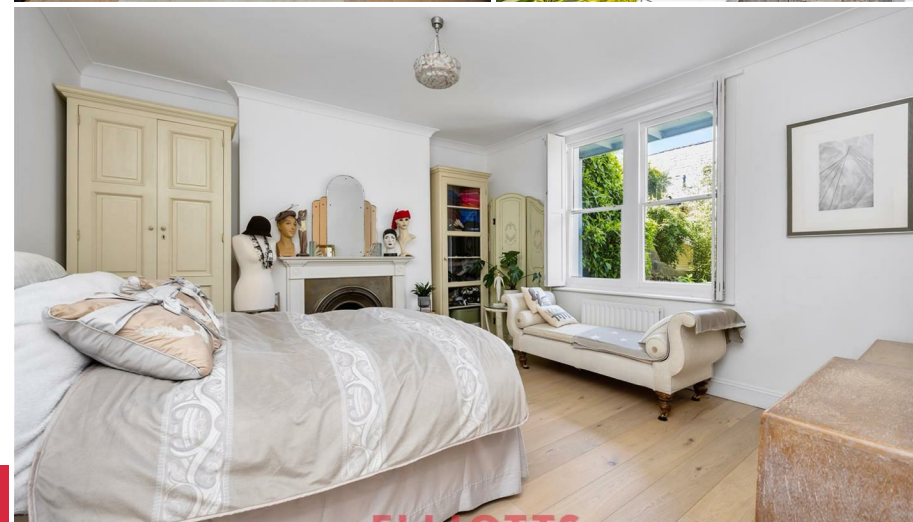


ELLIOTTS

# LGF, 71 Denmark Villas, Hove, BN3 3TH

**\*\*GUIDE PRICE £500,000 – £525,000\*\***

ELLIOTTS are delighted to offer this BEAUTIFULLY PRESENTED apartment, right in the VERY CENTRE of HOVE, OWN STREET ENTRANCE and very bright, enjoying good natural light being just below road level, and with the particular advantage of a FABULOUS ESTABLISHED WEST ASPECT REAR GARDEN, contemporary themed with neutral white décor and modern fittings, an absolute must to view.



- Beautiful Well Stocked West Aspect Garden
- Good Natural Light
- Contemporary Themed
- Large Living Space
- Close Hove Station
- Own Street Entrance
- c73 Sq mtrs/791 Sq ft
- In The Heart Of Central Hove
- Good Storage
- Short Walk Church Rd/George Str



A lovely converted apartment, which whilst on the lower level of this substantial period house with its own street entrance, is only just below road level to the front, and garden level to the rear, and therefore enjoys plenty of natural light.

Contemporary themed with white décor throughout likely to suit the majority of tastes, the flat has a modern feel with a slight twist, with period fireplace surround's in both the living room and main bedroom. a spacious hallway with storage greets you when entering the flat, plus a useful separate utility room. A large front facing lounge has a bay window overlooking the front garden with modern white kitchen recessed to the rear. Both bedrooms are large enough to accommodate double beds with the main bedroom being particularly spacious.

However, despite the flats many features, the signature area is undoubtedly the garden, which is one of the nicest town centre garden we have come across for some time. It is west facing, enclosed, and so well stocked with established trees, shrubs and plants, that it really does feel like a true oasis in the middle of the City.

Viewing is a must to fully appreciate it.





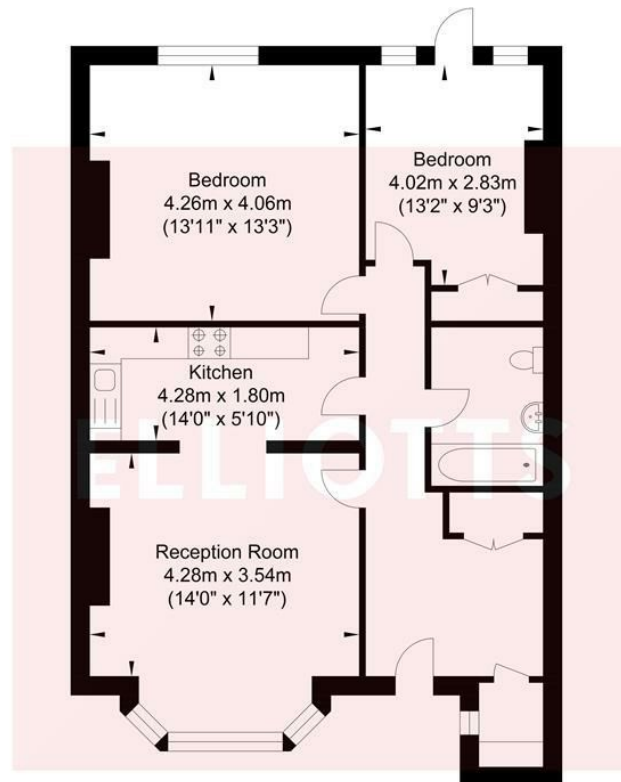
FLATS 1 & 2  
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OXFORD  
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ELLIONTS

## Floorplan

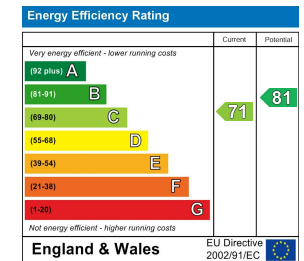
### Denmark Villas



Lower Ground Floor  
Approximate Floor Area  
791.57 sq ft  
(73.54 sq m)

Approximate Gross Internal Area = 73.54 sq m / 791.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.