



Clarendon Road, Hove, BN3 3WQ
£210,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Clarendon Road, Hove, BN3 3WQ

£210,000

A beautifully presented studio flat occupying the lower ground floor of this converted Victorian building, ideally located in this central and sought-after part of Hove. The property is bright and generously proportioned throughout, and benefits from a private south-facing garden with a separate, fully powered home office.





Further Information

Accessed via its own private entrance, the accommodation comprises an entrance porch with useful storage, leading into a spacious studio room with a bay window and fitted alcove shelving. Off the main living space is a bathroom and a good-sized kitchen with an integrated oven, induction hob, and ample space for a dining table and chairs. The kitchen opens directly onto the well-maintained south-facing garden, with a separate home office - ideal for remote working or studio use. There are also external storage cupboards to the front, suitable for bikes and bins.

Clarendon Road is a well-connected residential area, offering easy access to a range of local amenities. Situated between Church Road and Goldstone Villas, it is just a short walk from Hove Station, making it an ideal location for commuters. The area is also close to George Street and Church Road, where you'll find a great selection of shops, cafés, and restaurants. The seafront is within walking distance, and there are excellent bus links providing quick connections to Brighton and beyond.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

Clarendon Road

Approx. Gross Internal Area (Excluding Outbuilding):- 33.68 sq.m. 362.52 sq.ft.

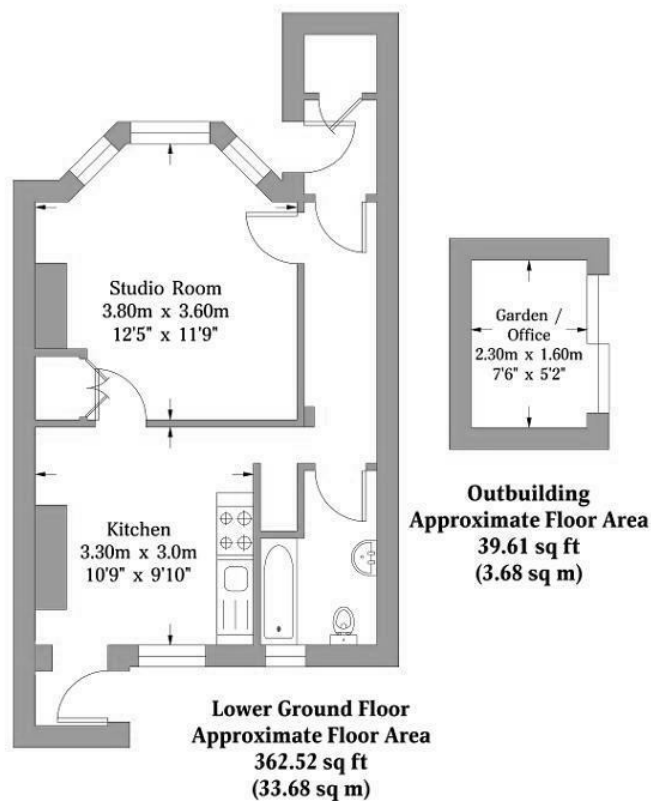
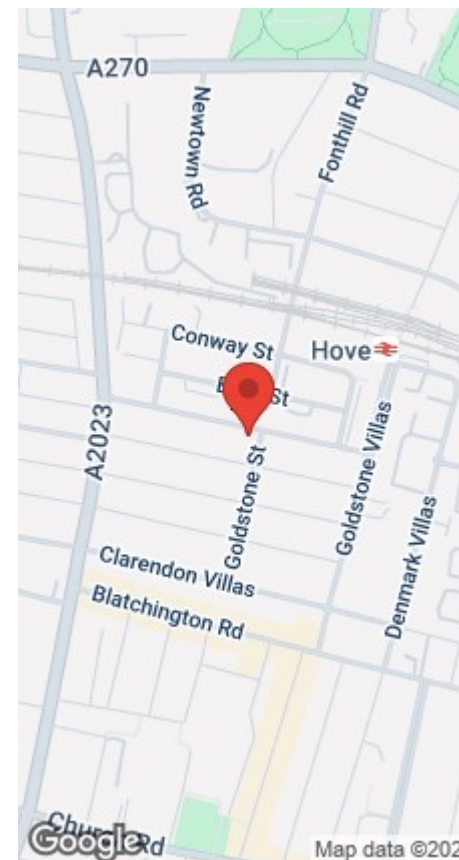


Illustration for identification purposed only, measurements are approximate, not to scale.



GOLDIN
LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002