



Clarendon Road, Hove, BN3 3WQ  
**Offers Over £200,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Clarendon Road, Hove, BN3 3WQ

**Offers Over £200,000**

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.



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## Clarendon Road

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

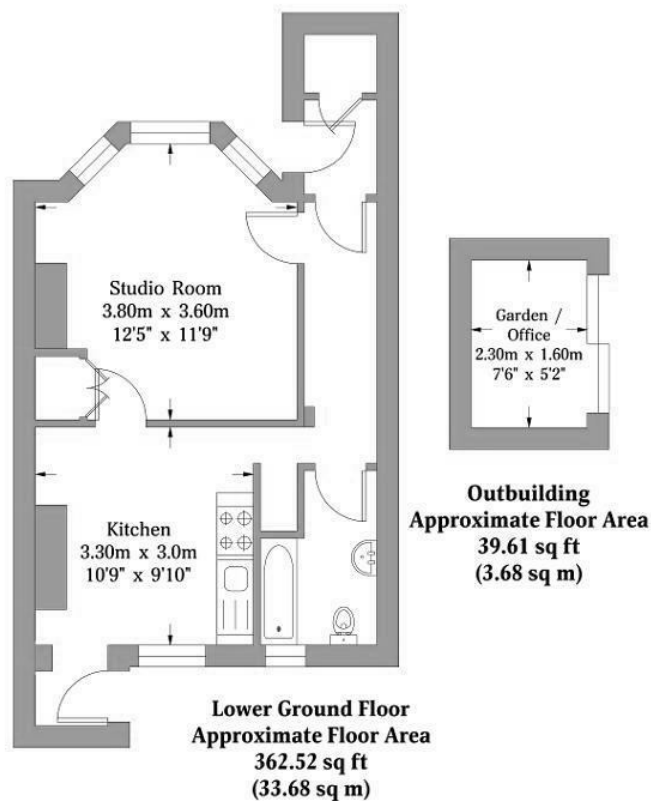
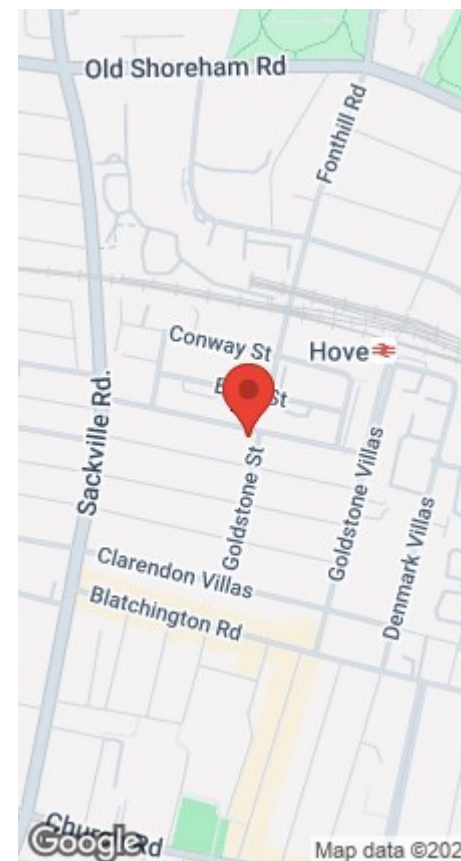


Illustration for identification purposed only, measurements are approximate, not to scale.



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

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