

108 Clarendon Road

Hove BN3 3WQ

Guide Price £270,000 - £300,000

- THREE DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM

- SOUTH FACING PATIO
- NO ONWARD CHAIN
- PRIVATE STREET ENTRANCE
- NEW 999 YEAR LEASE

A charming Victorian bay fronted building offering a well presented maisonette arranged over the raised ground and first floors. The property comprises three bedrooms, a bathroom, kitchen, and a bright living room, providing spacious and versatile accommodation throughout. Further benefits include a share in the freehold, a private street entrance, and a south-facing patio, perfect for outdoor relaxation. Offered with no onward chain, the home is ideally situated just a few minutes' walk from Hove mainline station, the seafront, and a wide selection of shops, eateries, and cafés, making it a highly convenient and desirable location.

OUTGOINGS

New 999 Year Lease

Maintenance is on an adhoc basis.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, appliance space, UPVC double glazed window.

LIVING/DINING ROOM French doors to patio, UPVC double glazed window and radiator.

BEDROOM 3 UPVC Double glazed bay window, radiator.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 UPVC double glazed bay window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

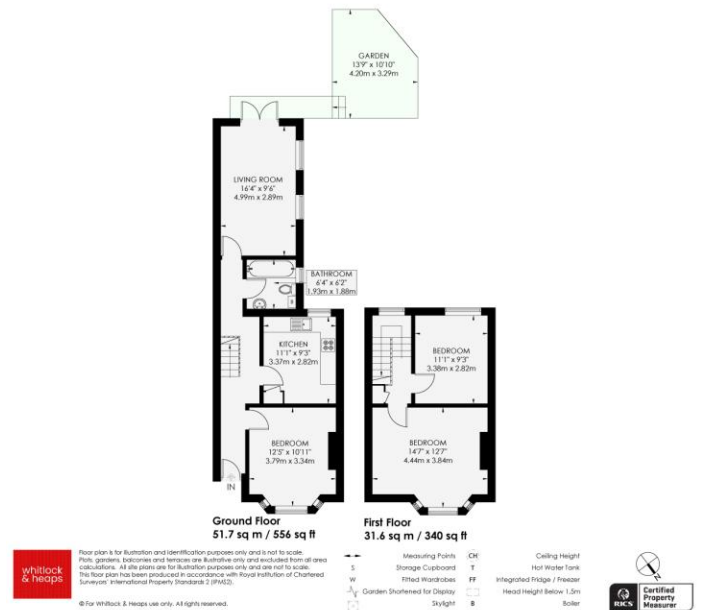
BATHROOM Comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, fully tiled walls, 'Vaillant' gas fired boiler, ladder style towel rail, UPVC double glazed window.

OUTSIDE

SOUTH FACING PATIO

CLARENDON ROAD
HOVE

APPROXIMATE GROSS INTERNAL AREA
83.3 sq m / 896 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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