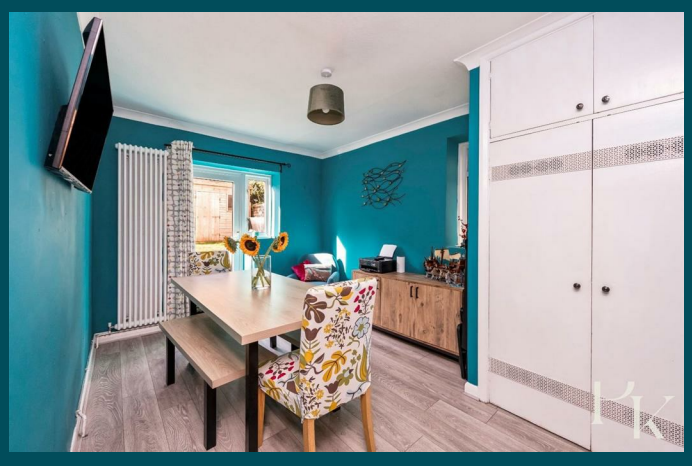
72 Clarendon Villas

Hove, BN3 3RA



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Asking price £425,000

This spacious three-bedroom garden apartment offers approximately 792 sq ft (73.62 sq m) of well-proportioned accommodation, together with the considerable advantage of a large south-facing private garden. Ideally positioned in central Hove, the property is within easy reach of Hove Station, Church Road, Portland Road and Blatchington Road.

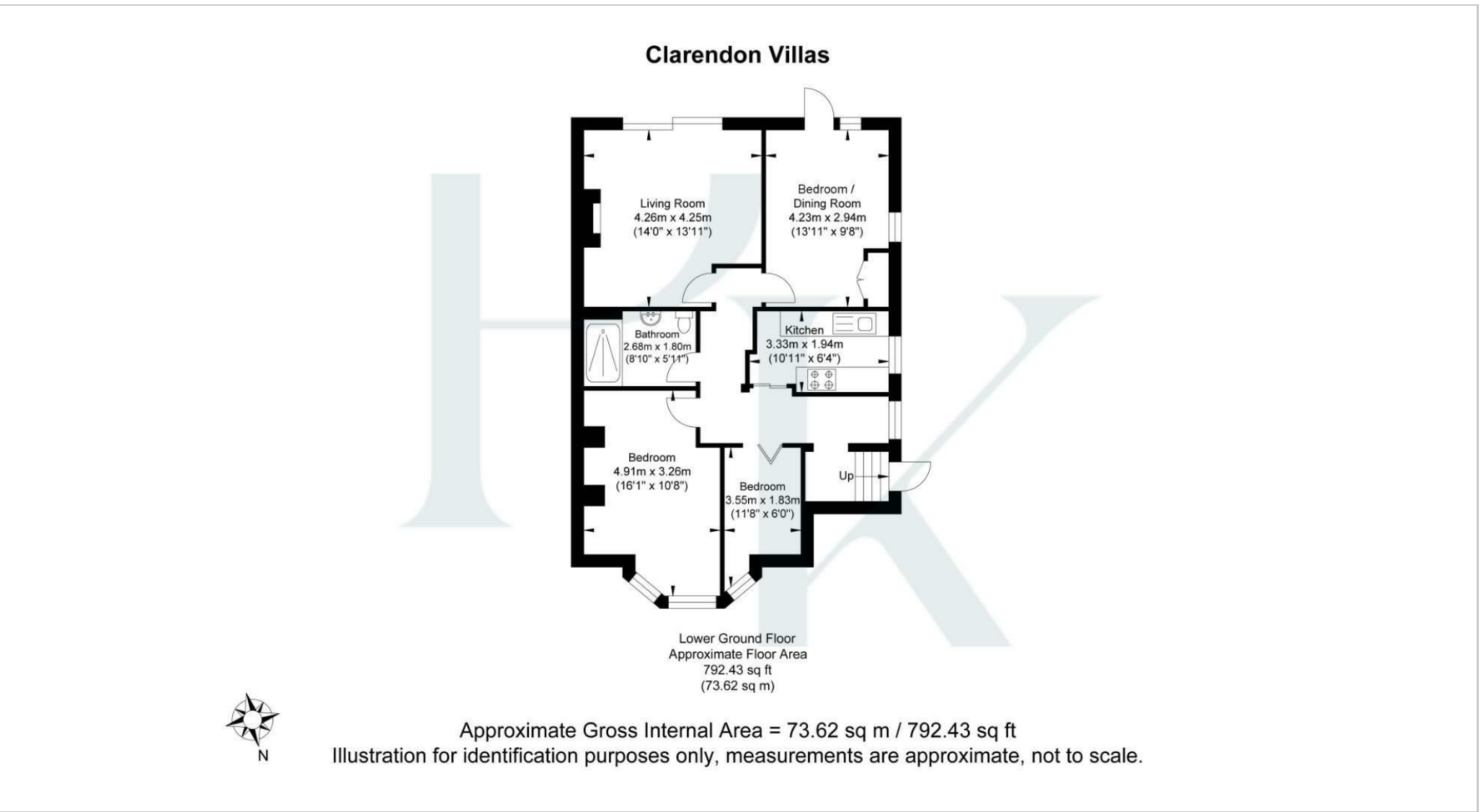
Benefiting from its own private street entrance, the property occupies the entire lower ground floor and offers spacious and versatile accommodation throughout. One of the property's key features is the generous living room, measuring approximately 14'0" x 13'11" (4.26m x 4.25m), which features attractive wood-effect flooring and a handsome period-style fireplace. Wide glazed doors open directly onto the rear terrace and garden, creating a wonderful connection between the living space and outside while allowing plenty of natural light to flow into the room.

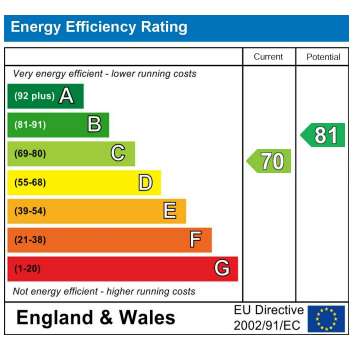
The private rear garden is a particular highlight, enjoying the highly favoured south-westerly aspect and an abundance of sunshine throughout the day. A paved terrace provides the perfect space for outdoor seating, dining and entertaining, with steps leading up to a generous area of lawn. Traditional flint walls add plenty of character and provide a pleasant sense of privacy and enclosure, while a garden shed offers useful additional storage.

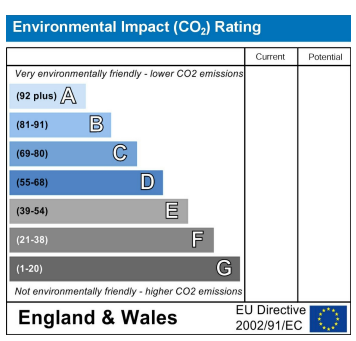
The kitchen is independently arranged and fitted with a range of contemporary white units complemented by contrasting work surfaces. There is ample space for a selection of appliances, while two windows provide plenty of natural light.

There are three bedrooms, with the second bedroom currently arranged as a dining room, demonstrating the flexibility of the accommodation. The principal bedroom is an excellent-sized double, measuring approximately 16'1" x 10'8" (4.91m x 3.26m), while the additional bedrooms provide versatile spaces ideally suited to children, guests or those working from home.

In terms of location, Clarendon Villas occupies an excellent central Hove position, situated just south of Hove Station where you can travel directly to London & Gatwick. Only a short stroll away is the bustling Church Road thoroughfare, where a fantastic selection of trendy coffee shops, independent shops, bars and restaurants can be found. Hove seafront is also within easy reach, while numerous bus routes provide convenient access across Brighton & Hove and beyond. Several highly regarded local schools are also nearby, making this an extremely convenient and desirable place to call home.







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