



Clarendon Villas
Hove

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Clarendon Villas, Hove, BN3 3RB

Offers in excess of £325,000

Located in the heart of Hove on the charming Clarendon Villas, this spacious split-level apartment offers a delightful blend of period charm and modern convenience. Occupying the first floor of an attractive bay-fronted property, the flat is bathed in natural light, thanks to its high ceilings and large windows.

The layout is thoughtfully designed, featuring a generous living room that seamlessly connects to a contemporary kitchen. The living area is enhanced by a lovely bay window and fitted shelving flanking the chimney, creating a warm and inviting atmosphere. The kitchen is well-equipped with a breakfast bar that cleverly divides the space, providing ample room for appliances, including provisions for a cooker, washing machine, dishwasher, and fridge freezer.

A split-level landing leads to two comfortable bedrooms, both fitted with wardrobes and offering serene views over the surrounding gardens, ensuring a peaceful retreat. The modern bathroom is a highlight, featuring a stylish corner bath with a shower overhead, perfect for unwinding after a long day.

This property boasts a share of freehold and is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay. With its prime location and spacious layout, this flat is a wonderful opportunity for anyone seeking a vibrant lifestyle in central Hove.

Location

Clarendon Villas is located within central Hove and is just moments away from Church Road and George Street thoroughfares, where you can find an entire range of bars, restaurants and shops catering for all needs. There is also a number of buses that serve the area giving access to Brighton town centre and beyond. Hove mainline station is less than half a mile in distance, ideal for commuters needing direct access to Gatwick and London.

Additional Information

EPC rating: C

Internal measurement: 516 Square feet / 48 Square metres

Tenure: Share of Freehold - 993 years remaining

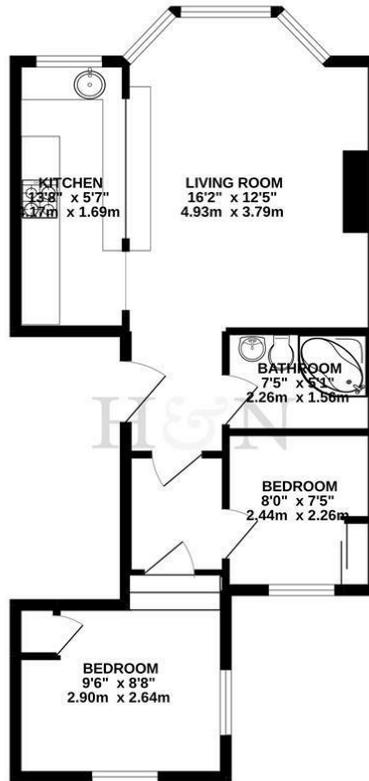
Service charges: £200 every 6 months (£400 per year)

Maintenance charges: Ad hoc basis, self managed building.

Council tax band: A

Parking zone: N

FIRST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk