



## 6A CLARENDON ROAD HOVE, BN3 3WS

£280,000  
SHARE OF FREEHOLD

Superb apartment with magnificent south facing private rear garden. This fantastic apartment occupies the entire lower ground floor of this attractive, well maintained period property and benefits from bright and spacious accommodation comprising; large double bedroom, good sized modern bathroom and lovely open plan living area with kitchen offset. Additional benefits include its own street entrance and a great layout. The jewel in the crown is the south facing rear garden, a great size providing plenty of seating space to enjoy all day sun. The property is sold with no forward chain.

The location will appeal to many, perfectly positioned to enjoy all the City has to offer including popular shops, cafes and restaurants within the immediate area. Hove mainline station is moments away providing regular and direct links to London.

**Nicholas  
James**

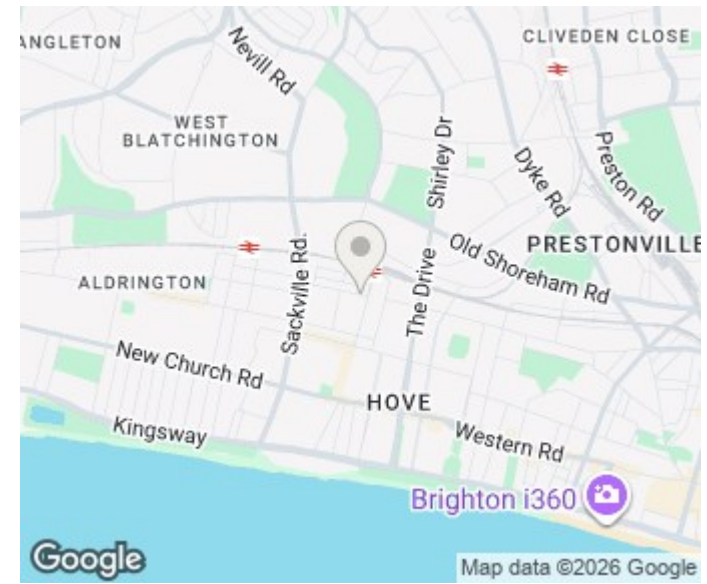
SALES LETTINGS AUCTIONS







Clarendon Road  
 Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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