



Total Area Approx sq ft

F4, 44 Clarendon Villas, Hove, BN3 3RA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,900 PCM

F4, 44 Clarendon Villas, Hove, BN3

3RA

STUNNING 3 bed property in Hove over 2 floors.
 * Available Now
 * The property is on a lovely wide tree lined street, close to Hove station
 * Very large separate living room with original features.
 * 3 Large double bedrooms with fabulous views over Hove.
 * Kitchen comes with all the white goods.
 * Lovely bathroom with black fixtures and rain shower.
 * Popular location for schools, restaurants and bars with quick access to central Brighton
 * This building has a NO PETS policy.
 * Families or maximum 2 professional sharers only
 * Council tax band A
 * 12-month tenancy
 • A holding deposit of £438.46 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent
 • The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



- Newly Refurbished
- High Specification
- 3 bedroom Maisonette
- Separate Living Room
- Modern Kitchen with Appliances
- Luxury Bathroom
- Stunning Panoramic Views
- Central Hove Location
- Close to Hove Station
- Available Now

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

Council Tax Band: **A**