

Clarendon Villas

Hove



About the property

GUIDE PRICE £425,000 to £450,000

A fabulous and well-proportioned two double bedroom garden apartment, accessed via its own private entrance and benefiting from an unusually large rear garden. The property is tastefully decorated throughout and offers generous, well-balanced accommodation.

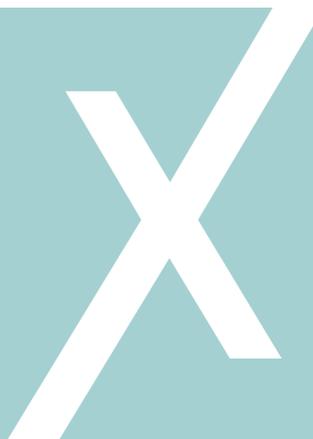
The spacious open-plan living/dining room is wonderfully bright, featuring an impressive bay window that floods the room with natural light and creates an inviting entertaining space. The adjoining kitchen is modern and well laid out, fitted with quality appliances and offering ample storage and preparation space.

A wide and welcoming hallway leads to a contemporary, well-appointed shower room. Both bedrooms are positioned to the rear of the property and are comfortably proportioned doubles, with the principal bedroom enjoying direct access to the garden.

The rear garden is a particularly enviable feature — unusually spacious and thoughtfully arranged, with a decked terrace leading onto a lawned area and a pathway rising to an additional substantial raised decked terrace, creating the perfect social and entertaining spot. An outdoor store provides excellent additional storage, complemented by a further storage cupboard within the hallway.

Ideally positioned just moments from Hove railway station and the vibrant Church Road, the property is surrounded by an array of independent cafés, bars and delis, alongside everyday amenities. A short stroll leads to Hove Seafront, offering the very best of coastal living combined with easy access to the city's lively atmosphere — all within one of Hove's most sought-after locations.

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2

BEDROOM

1

RECEPTION

1

BATHROOM





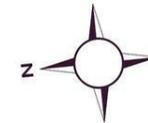


SCAN HERE TO OFFER ON THIS PROPERTY



Garden Floor

Approx. 65.9 sq. metres (708.8 sq. feet)



Bedroom
3.30m x 3.59m
(10'10" x 11'9")

Kitchen
3.00m x 2.00m
(9'10" x 6'7")

Open Plan Living/Dining Room
4.56m x 5.50m
(14'11" x 18'1")

Bedroom
2.74m x 2.70m
(9' x 8'10")

Total area: approx. 65.9 sq. metres (708.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	