



Denmark Villas, Hove, BN3 3TD
£375,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Denmark Villas, Hove, BN3 3TD

£375,000

A beautifully presented two-bedroom flat occupying the lower ground floor of this attractive end-of-terrace property, ideally situated in a highly sought-after central Hove location just moments from Hove railway station. The property is offered for sale in good decorative order and benefits from bright, spacious accommodation, a private entrance, and a private patio garden.





Further Information

The accommodation is approached via its own private entrance, leading into a generous entrance hall with fitted storage. There is an excellent sized open-plan kitchen/living room featuring a modern fitted kitchen and a large bay window which fills the room with natural light. Both double bedrooms benefit from fitted storage and overlook the private garden, while the spacious bathroom features a separate bath and shower, storage cupboard, and distinctive arched detailing. The property is well presented throughout and further benefits from a private patio garden, together with additional outdoor space to the side.

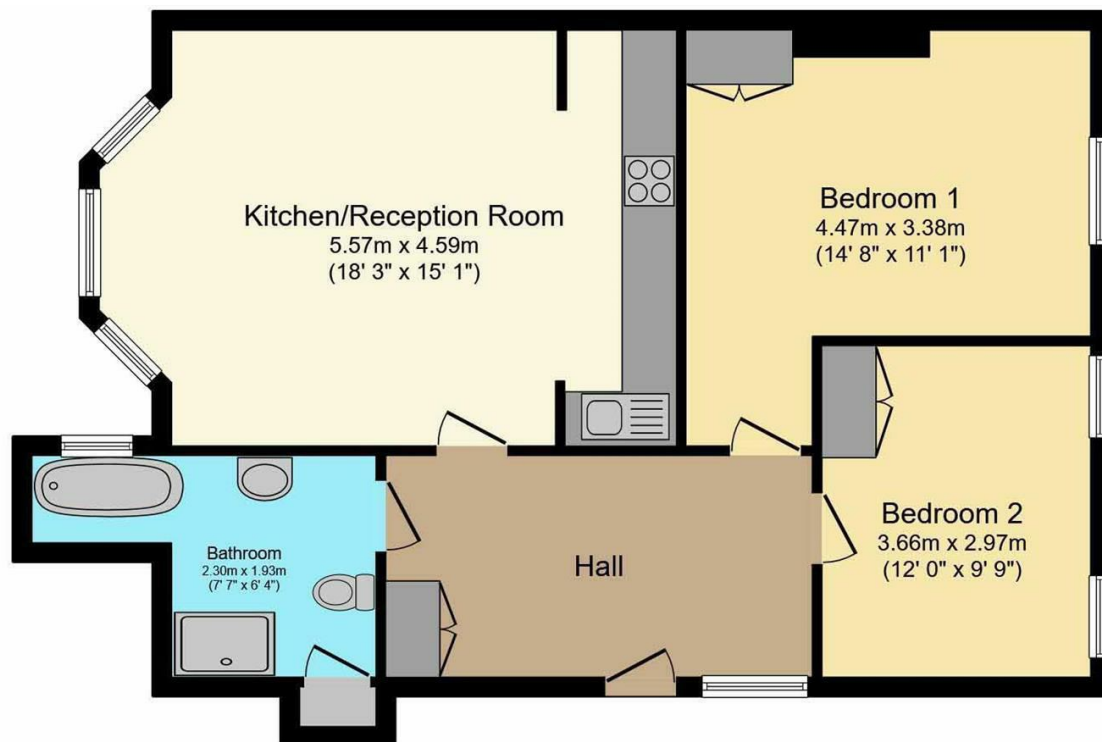
Denmark Villas is a highly sought-after residential road in central Hove, ideally positioned close to a wide range of amenities. Hove railway station is just a short stroll away, providing convenient links to London and surrounding areas, while the shops, cafés, bars and restaurants of Church Road and Western Road are all within easy reach. Hove seafront and promenade are also nearby, along with several well-maintained parks and green spaces. The location offers an excellent balance of convenience, connectivity and coastal living.

To be sold with a new 125 year lease.



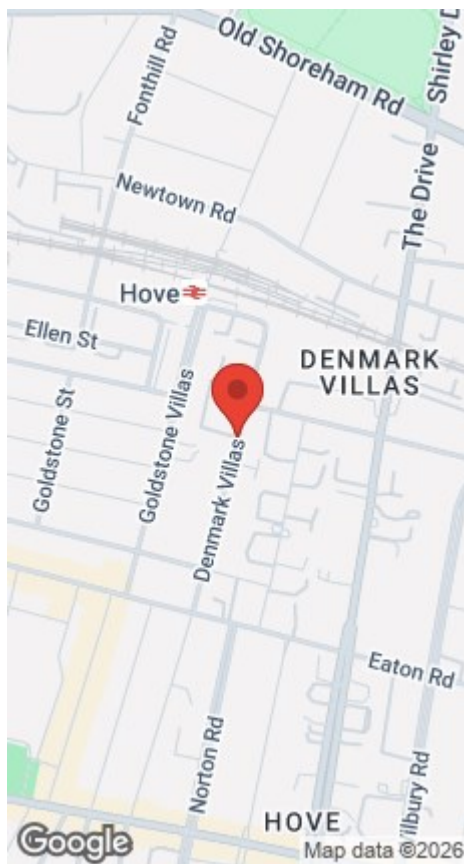
GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM



Total floor area 76.2 m² (821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com



GOLDIN LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002