



Clarendon Villas, Hove, BN3 3RA

welcome to

Clarendon Villas, Hove

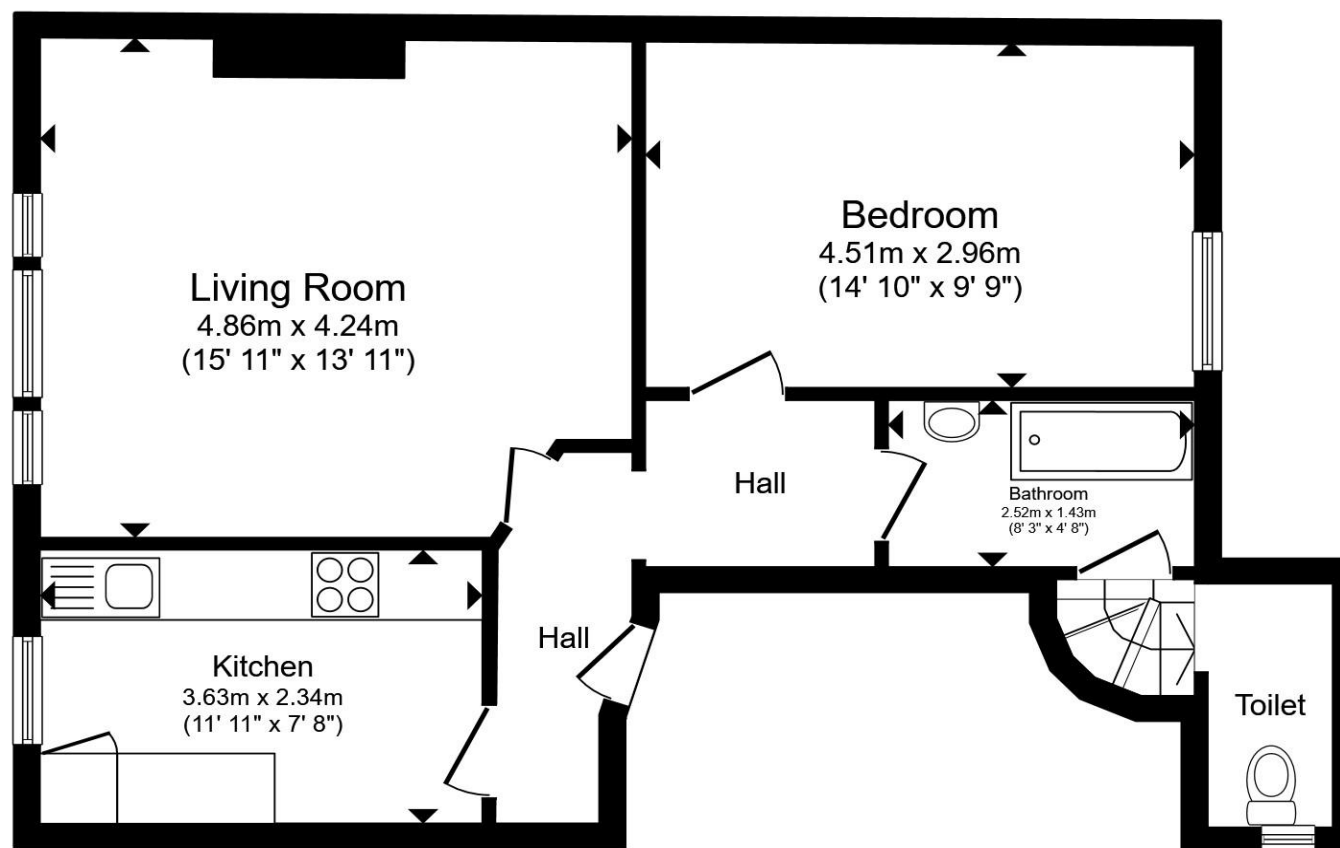
A fantastic one-bedroom, chain-free apartment ideally situated just moments from Hove Station and the vibrant George Street. Offering bright and well-presented accommodation, this property is perfectly suited to first-time buyers, commuters, or buy-to-let investors alike.



Spacious one bedroom first floor flat located close to Hove Station. Situated in Clarendon Villas, this generously sized one bedroom flat is ideally located within short walk to Hove Station making it ideal for commuters with its links to London. The flat offers a bright and spacious living area with large bay windows and high ceilings, separate kitchen and bathroom.

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and time frames associated with this process to ensure that it will meet your requirements.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 56.2 m² (604 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.propertybox.io

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- Large one bedroom apartment
- First floor
- Separate Kitchen
- Close to Hove Station
- George Street walking distance
- Chain free

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£215,000

view this property online fox-and-sons.co.uk/Property/CRH110659



Property Ref:
CRH110659 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property


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