



Flat 3, 20 Clarendon Villas

Hove BN3 3RB

Asking Price Of £290,000

- RAISED GROUND FLOOR APARTMENT
- FEATURE LIVING/DINING ROOM
- DOUBLE BEDROOM
- KITCHEN
- BATHROOM
- PRESENTED IN EXCELLENT ORDER
- SOUTH FACING GARDEN
- DESIRABLE LOCATION

Whitlock and Heaps are delighted to offer to market this raised ground floor apartment forming part of the ground floor of this bay fronted property being situated in this desirable location within a few minutes walk of Hove mainline station and seafront. The property is presented in excellent order throughout with a delightful living room having the original ceiling rose and cornice, white bathroom suite and separate kitchen which leads onto the south facing garden.

Situated in this central location within a few minutes walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL Large cupboard, space for tumble dryer, coats/storage cupboard.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, 'Baxi' gas-fired boiler, inset 4-ring ceramic hob, electric oven and extractor, space for fridge/freezer and plumbing for washing machine, tiled splashback, door to garden.

LIVING ROOM Original coving and ceiling rose, sash bay window, radiator.

BEDROOM Sash window, radiator, coving.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level w.c., tiled walls and floor, heated ladder style towel rail.

OUTSIDE South facing garden.

OUTGOINGS

Lease (2125) - 102 years remaining

Maintenance: £1275 p.a.

Ground Rent: £125 p.a.

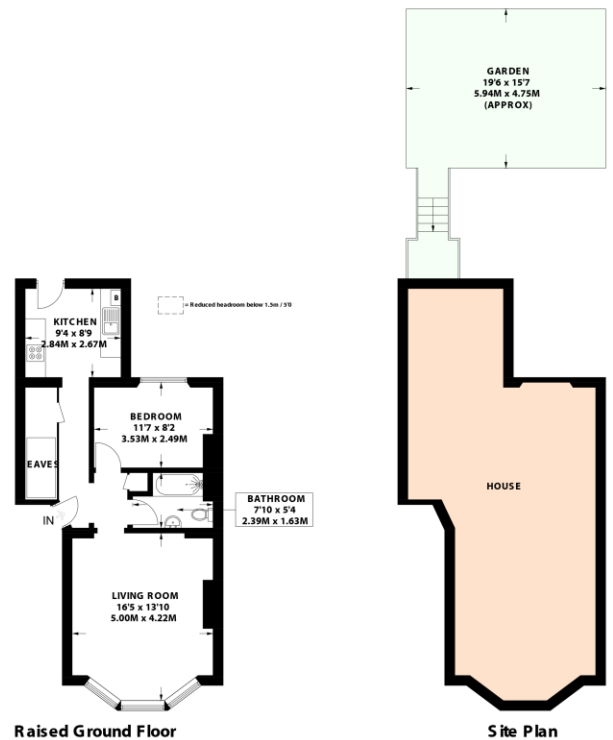
Reserve Fund: £375 p.a.

CLARENDON VILLAS

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
536 sq ft / 49.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
555 sq ft / 51.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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