



# 61 Denmark Villas, Hove BN3 3TD

Asking Price Of £375,000

- SPACIOUS MAISONETTE
- THREE DOUBLE BEDROOMS
- WHITE BATHROOM SUITE
- CLOAKROOM

- MODERN KITCHEN
- LIVING/DINING ROOM
- NO ONWARD CHAIN
- CENTRAL LOCATION

Whitlock and Heaps are delighted to offer to market this spacious apartment being arranged over the first and top floor of this attractive semi detached property with larger than average three double bedroom accommodation that features a modern kitchen and white bathroom suite. To the first floor there is also a living/dining room. Situated in this central location within a few minutes walk of Hove mainline station. The seafront and an array of eateries, cafes and shopping facilities are all within a short walk. Being sold with no onward chain.

Ground floor front door with stairs to first floor.

**LANDING** Radiator.

**LIVING ROOM** Sash window, radiator, fitted cupboard.

**BEDROOM 1** Sash window, radiator, fitted cupboard.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboard and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob, electric oven, appliance space, gas-fired boiler, radiator, sash window.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen and tiled surround, separate walk-in shower, wash-hand basin with cupboard under, low level w.c., radiator, sash window.

**SEPARATE W.C.** Comprising low level w.c., pedestal wash-hand basin, radiator.

**TOP FLOOR**

**BEDROOM 2** Radiator, eaves storage cupboard.

**BEDROOM 3** Radiator.

Council Tax Band C (As taken from Brighton & Hove Council website).

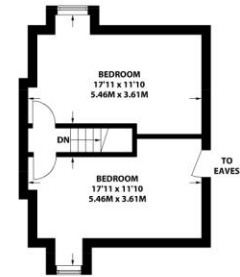
**OUTGOINGS** NEW LEASE UPON COMPLETION OF SALE

MAINTENANCE 24/06/2023 to 24/12/2023 £844.20

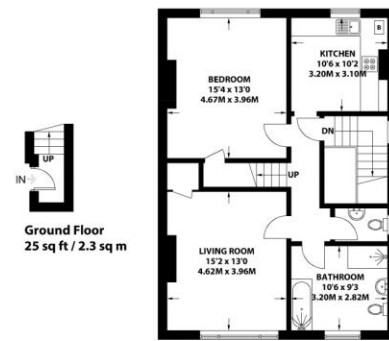
**DENMARK VILLAS**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
1262 sq ft / 117.2 sq m



**Second Floor**  
424 sq ft / 39.4 sq m



**Ground Floor**  
25 sq ft / 2.3 sq m

**First Floor**  
813 sq ft / 75.5 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 (RICS). 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
- Head Height Below 1.9m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Screened for Display

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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