

## LGFF, 2 Clarendon Road, Hove BN3 3WS

Asking Price Of £267,500

- ONE BEDROOM BASEMENT FLAT
- GOOD SIZE LIVING ROOM
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- NO ONGOING CHAIN
- INTERIOR AND EXTERIOR STORAGE
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD

Whitlock & Heaps are delighted to present to market this **OUTGOINGS** Share of freehold one double bedroom flat forming part of this period building. The property boasts a good size living room with separate kitchen, various storage cupboards and being double glazed with gas central heating. The flat comes with part of the freehold and a long lease.

Remainder of 999 year Lease  
Ad-hoc maintenance

Hove mainline station is a very short walk away making commutes out of the city simple. Bus routes operate locally making commutes throughout the city quickly. George Street is situated close by with its array of shopping facilities, eateries and cafés. The A27 slip road is also a short drive away.

Private street entrance with private front door.  
Understairs exterior storage.

**ENTRANCE HALL** Cupboard housing space for washing machine and stopcock.

**KITCHEN** Incorporating stainless steel sink unit with mixer tap and drainer, vinyl work surfaces with cupboards below, 4-ring gas hob with 'Neff' oven below, fridge and freezer, washing machine, wall mounted cupboards, double glazed frosted window, extractor.

**LIVING ROOM** UPVC double glazed windows, thermostat, radiator.

**BEDROOM** UPVC double glazed frosted window, radiator, cupboard housing gas-fired 'Alpha' combination boiler.

**BATHROOM** Comprising white bathroom suite with panelled bath and shower over, pedestal wash-hand basin, low level w.c., partly tiled, wall mounted heated towel rail, extractor fan, door to interior storage cupboard.

**OUTSIDE**  
Gravel patio area in the front of the property is for sole use by the Lower Ground Floor Flat.

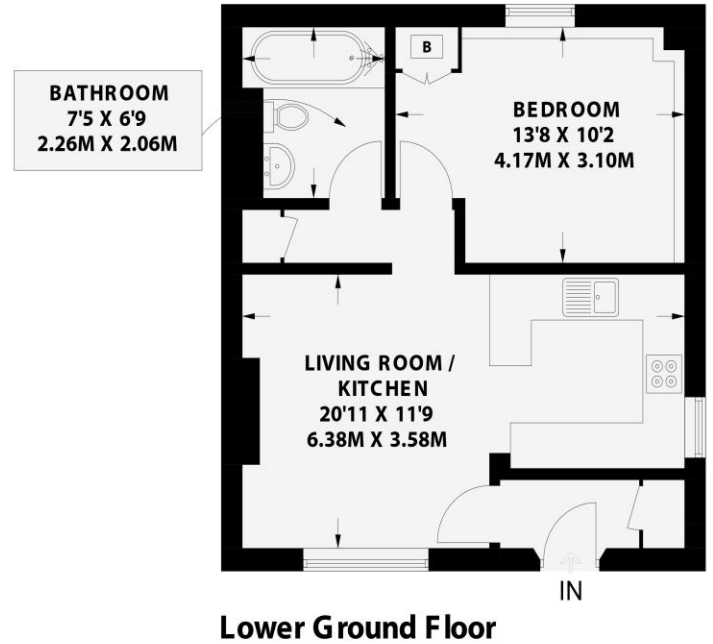
Patio steps down to outside storage space suitable for bikes etc.

## CLARENDON ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
469 sq ft / 43.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
472 sq ft / 43.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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