



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

160 - 162 Church Road
Hove East Sussex
BN3 2DL

T: 01273 777 123
F: 01273 778 109
property@goldinlemcke.com

**FOR
SALE**

Denmark Villas, Hove, BN3 3TJ

OIRO £1,100,000

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A unique opportunity to purchase this four storey, five-bedroom house located in this enviable location in the heart of Hove, just a stones throw from Hove station. With modernisation needed throughout, this property has amazing potential to create a fantastic family home/multiple flats, subject to consent.





Rooms & Sizes

- Living Room: 20' 10" x 13' 7"
- Kitchen/Dining Room: 15' 7" x 12' 6"
- Reception Room: 20' 6" x 13' 5"
- Cloakroom
- Bedroom: 19' 3" x 12' 3"
- En Suite Bathroom
- Utility
- Bedroom: 16' x 12' 8"
- Bedroom: 20' 10" x 13' 10"
- Shower Room
- Bedroom: 17' 8" x 11' 3"
- Bedroom: 16' x 12' 8"
- Bathroom
- Cloakroom

Further Information

Located in one of Hove's most sought-after roads, this five-bedroom house really does offer somebody a fantastic opportunity to purchase a property with so much potential. Arranged over four floors, the property is spacious throughout, and although in need of major refurbishment, could really provide an amazing family home/rental opportunity. The accommodation is also extremely versatile with eight large rooms in total, providing the freedom to redesign it as you please. Additionally, each floor has the potential to be converted into separate apartments, subject to the necessary consents. The property further benefits from period features throughout, including bay windows, high ceilings, and original cornicing. Worthy of particular mention is the good sized, east-facing garden, which is very rare for a property situated in such a central position. This sought-after location is also just a moments' walk from Hove mainline railway station, as well as a diverse range of shops, bars and restaurants - including a Tesco at the end of the road.



Denmark Villas



Approximate Gross Internal Area = 252.58 sq m / 2718.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.