



## 13A CLARENDON VILLAS

HOVE, BN3 3RD

SHARE OF FREEHOLD

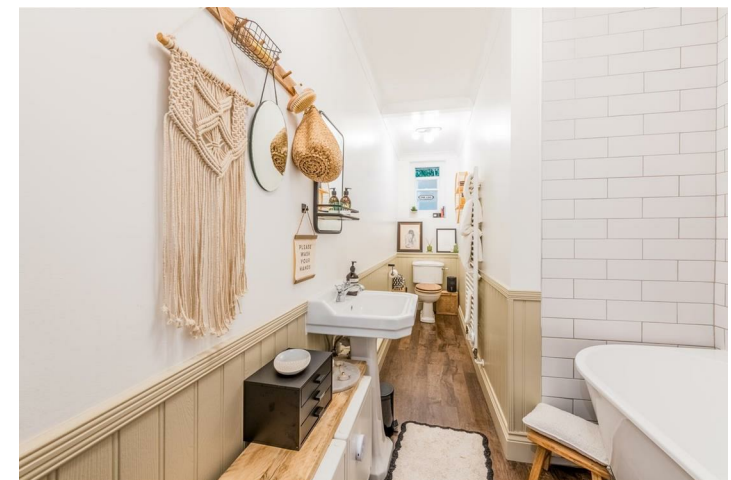
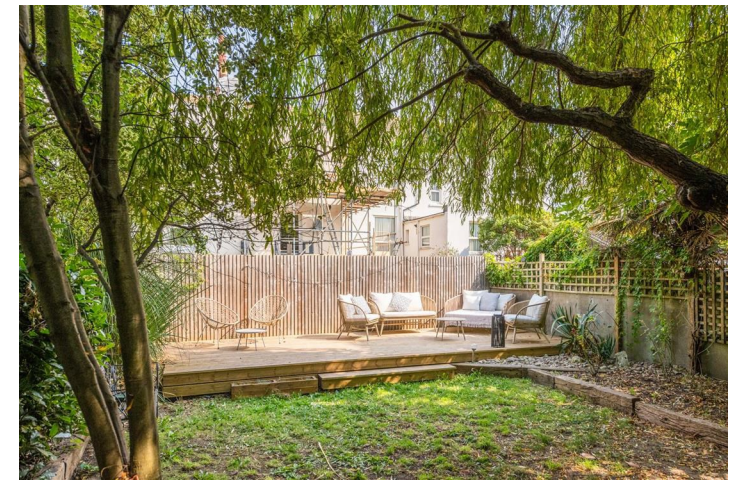
Guide Price £400,000 - £425,000. Superb apartment with magnificent private rear garden. This fantastic apartment occupies the entire lower ground floor of this attractive, well maintained period property and benefits from bright and spacious accommodation comprising; large double bedroom with south facing bay windows, good sized modern bathroom and lovely open plan living area. Additional benefits include its own street entrance and a great layout. The jewel in the crown is the landscaped rear garden, a great size with raised decking area providing plenty of seating space to enjoy all day sun.

The location will appeal to many, perfectly positioned to enjoy all the City has to offer including popular shops, cafes and restaurants within the immediate area. Hove mainline station is moments away providing regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











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Approximate Gross Internal Area = 77.0 sq m / 829 sq ft

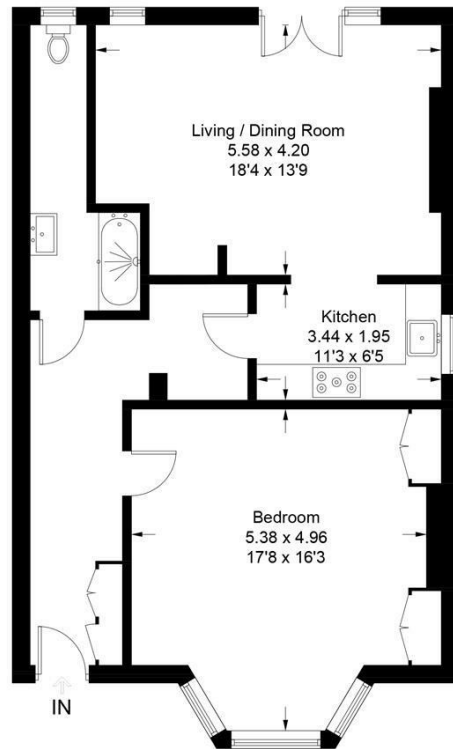


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233619)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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