



22 CLARENDON VILLAS

HOVE, BN3 3RB

£450,000
SHARE OF FREEHOLD

Guide Price £450,000 - £475,000. Superb, two bedroom south facing garden apartment with a contemporary garden room.

This beautifully presented apartment in Clarendon Villas, Hove offers stylish and well-designed living throughout. The property features two generous double bedrooms, a modern bathroom, and a bright open-plan living space that flows seamlessly into a contemporary kitchen—perfect for everyday living and entertaining. A recently added conservatory enhances the space, bringing in plenty of natural light and providing direct access to the impressive south-facing garden—ideal for relaxing or socialising outdoors. The garden also includes a versatile home office, perfect for remote working.

Additional benefits include double glazing, gas central heating with smart controls, and private street entrance. The apartment offers well-utilised space, along with a share of freehold and low maintenance costs thanks to self-management.

Ideally located in the heart of Hove, the property is within easy reach of Hove station, the seafront, and a wide range of shops, cafés, bars, and restaurants along George Street, Blatchington Road, and Church Road. A fantastic home in a vibrant and well-connected area.

Nicholas
James

SALES LETTINGS AUCTIONS





Clarendon Villas

Approximate Gross Internal Area = 64.0 sq m / 689 sq ft

Outbuilding = 9.9 sq m / 106 sq ft

Total = 73.9 sq m / 795 sq ft

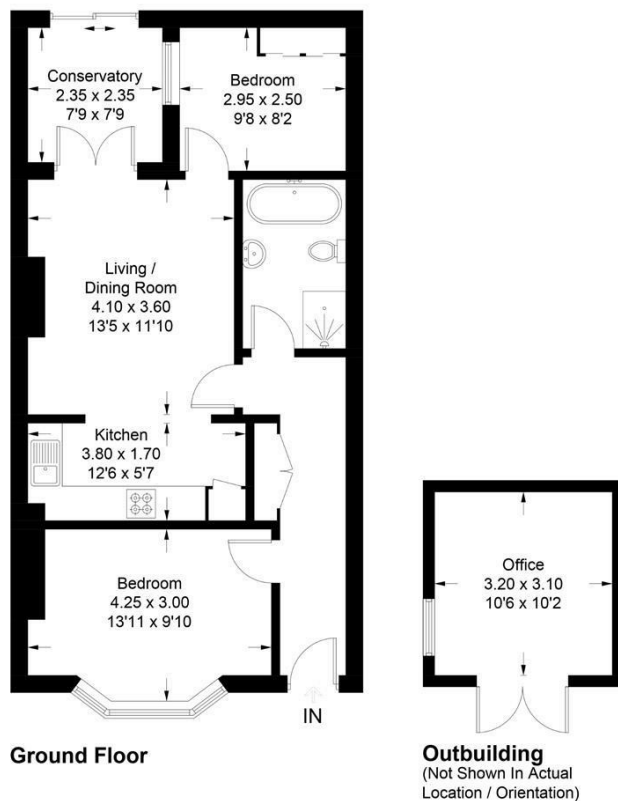


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293512)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(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

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

SALES LETTINGS AUCTIONS