



## Denmark Villas, Hove



Asking Price  
£275,000  
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- WEST FACING REAR GARDEN
- MOMENTS FROM HOVE STATION
- LONG LEASE
- IDEAL CENTRAL HOVE LOCATION CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

This beautifully presented central Hove apartment has easy access to everything that this highly popular and desirable city has to offer. Located on Denmark Villas this apartment benefits from being just a short walk from Hove seafront, ideally located within a few minute walk from Hove mainline station with its direct links to London, and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park and Hove Recreation Ground.

This apartment occupies the ground floor of this beautiful character property. The generous accommodation features: Entrance hall, living/dining area, separate kitchen, bedrooms and shower room. Further benefits include: A long lease, outstanding west facing rear garden, modern decor throughout and no onward chain.

Robert  
Luff & Co  
Sales | Lettings | Commercial

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## Accommodation

Entrance Hall

Lounge/Diner 16'5 x 14'2 (5.00m x 4.32m)

Kitchen 8'1 x 5'9 (2.46m x 1.75m)

Bedroom 11'6 x 7'3 (3.51m x 2.21m)

Shower Room

West Facing Rear Garden

### AGENTS NOTES

Leasehold: 122 Year Remaining

EPC: C

Council Tax: B



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**Floor Plan**

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 41.3 sq. metres (444.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.