



Guide Price
£500,000
Leasehold

Denmark Villas, Hove

- TWO BEDROOM PERIOD APARTMENT
- PRIVATE ENTRANCE
- GENEROUS PRIVATE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- MOMENTS FROM HOVE STATION

GUIDE PRICE: £500,000 - £525,000

This stunning 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 with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also ideally located to 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 spacious and very well presented apartment occupies the lower ground floor of this beautiful character property. The generous accommodation features: Entrance hall, spacious kitchen/living area, two bedrooms, modern fitted bathroom room and beautifully decorated rear garden. Further benefits include: Private entrance and a large entrance hall.

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Accommodation

Entrance Hall

Open Planned Kitchen / Lounge / Diner 23'00 x 14'9 (7.01m x 4.50m)

Bedroom One 16'5 x 14'9 (5.00m x 4.50m)

Bedroom Two 9'7 x 7'10 (2.92m x 2.39m)

Bathroom

Private Rear Garden

Agents Notes

Tenure: Leasehold

Service Charge: £870.16 Per 6 Months

Reserve Fund Contribution: £109.80 Per 6 Months

Ground Rent: £200 Every 12 Months

EPC Rating: D

Council Tax Band: B

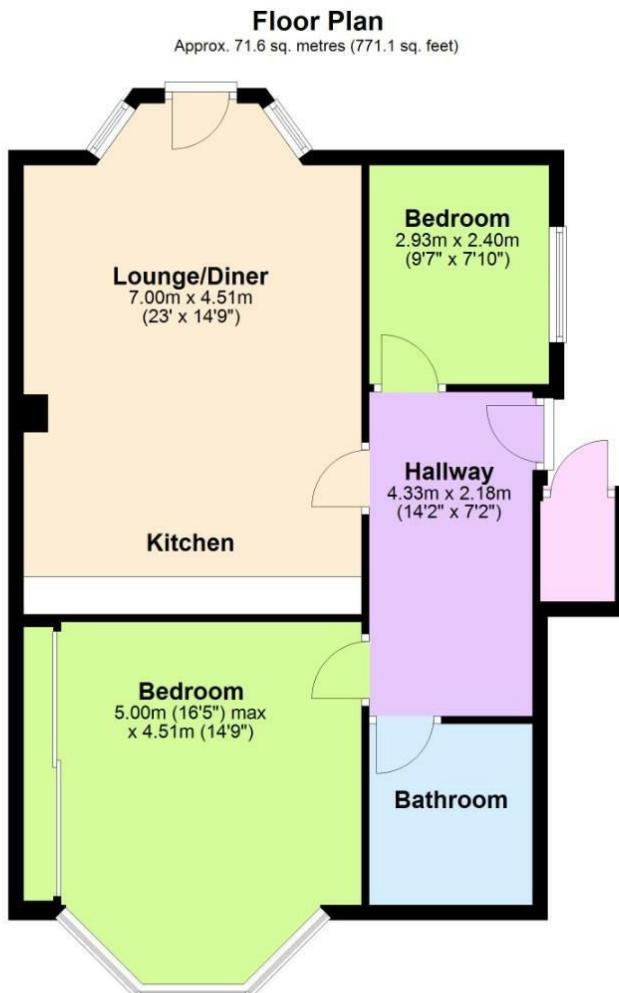


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Floorplan



Total area: approx. 71.6 sq. metres (771.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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