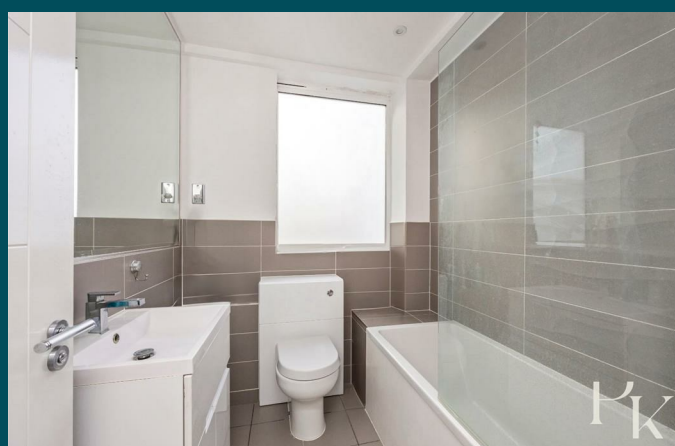




The Legacy 86A Denmark Villas

Hove, BN3 3TJ

Guide price £270,000 - £280,000

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A bright and stylish two-bedroom purpose-built apartment, superbly positioned in the heart of Hove and just a stone's throw from Hove Station – an ideal home for commuters and those wanting everything the city has to offer close at hand.

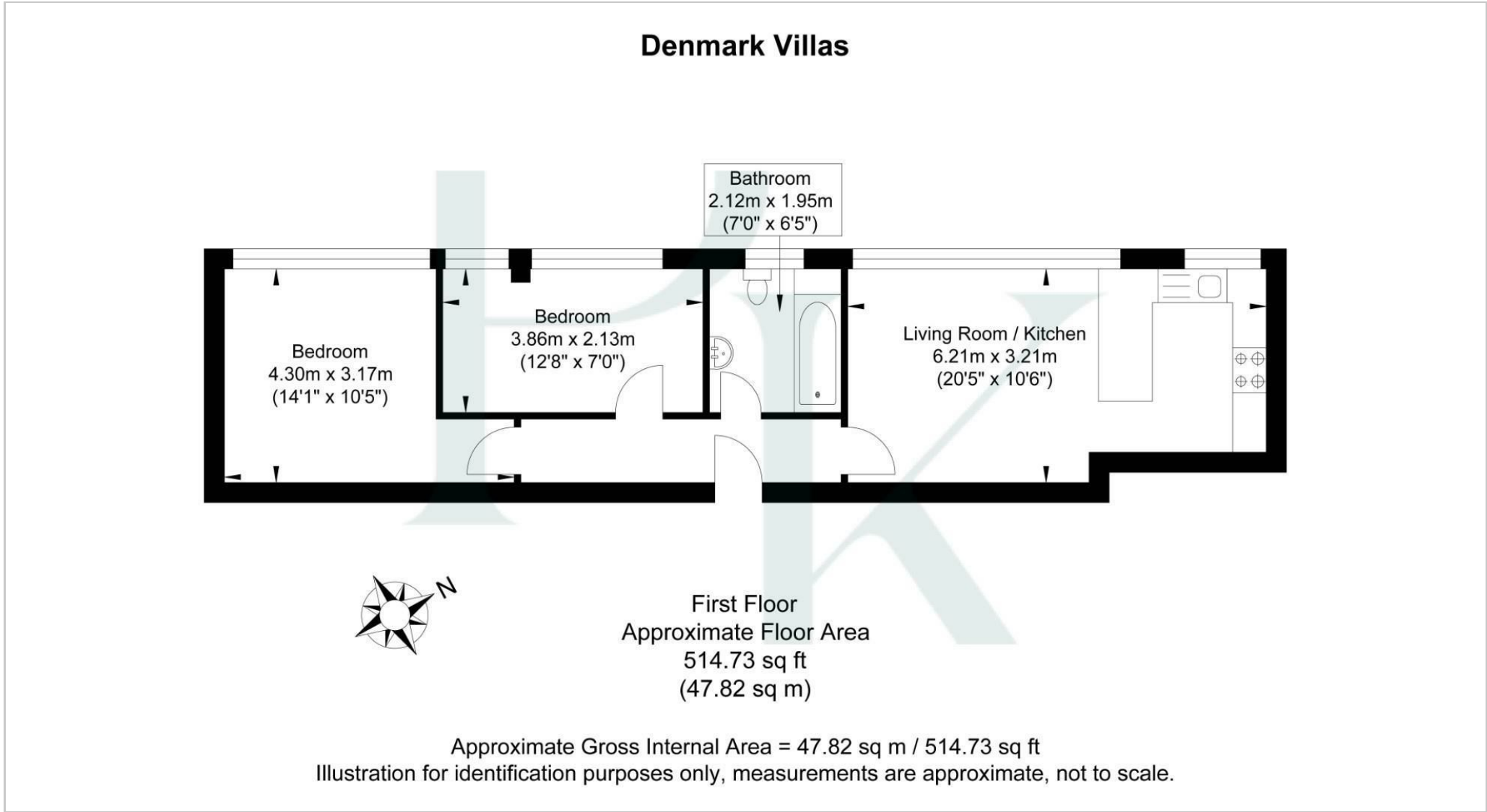
Well-presented throughout, the apartment offers approximately 515 sq ft of thoughtfully arranged accommodation, with excellent natural light and a contemporary finish creating a fresh and inviting feel.

At the heart of the property is an impressive 20'5" open-plan living room and kitchen, where an extensive run of windows creates a wonderfully light-filled living space. The modern kitchen is finished with sleek cabinetry, contrasting worktops and a breakfast bar, providing a sociable setting for dining and entertaining.

There are two bedrooms, including a well-proportioned principal bedroom measuring approximately 14'1" x 10'5", alongside a versatile second bedroom that would work equally well as a guest room or home office. A contemporary tiled bathroom completes the accommodation.

The location is a particular highlight. Set on Denmark Villas and moments from Hove Station, the property is exceptionally convenient for direct rail connections to London, while the cafés, restaurants, independent shops and amenities of central Hove are all within easy reach. Hove seafront is also readily accessible.

A superbly located and well-presented apartment offering contemporary, low-maintenance living in one of Hove's most convenient locations.



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	45
(21-38) F	47
(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	

Pearson
Keehan