



47A Clarendon Villas
Hove, BN3 3RE



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Guide price £450,000

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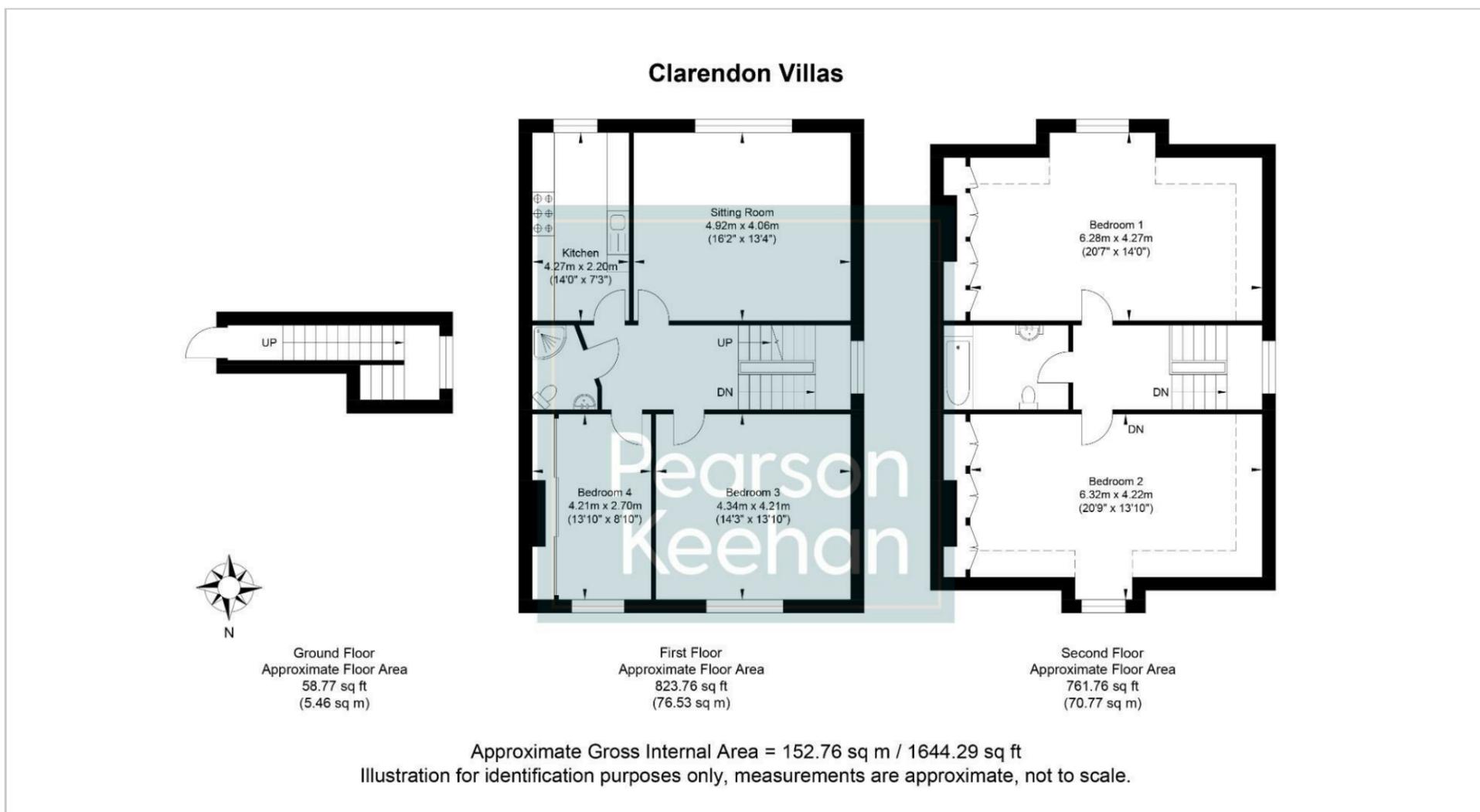
An opportunity to acquire this generously proportioned (152 Sq.Mt /1644 Sq.Ft) four double bedroom first and second floor maisonette, ideally situated within walking distance of Hove Train Station. Offered with no-ongoing chain, this well-presented home spans the first and second floors of a charming period building.

Upon entering, you're welcomed into a well-proportioned hallway that sets the tone for the space and light throughout the home. The property boasts four generous double bedrooms, making it perfectly suited to growing families, professionals working from home, or those looking to generate rental income.

The separate kitchen is fitted with ample cupboard space and work surfaces, providing a functional and practical environment for cooking and entertaining. There are two well-appointed bathrooms ideal for busy households or sharers. The home further benefits from gas central heating, ensuring comfort and warmth throughout the seasons.

Positioned within Parking Zone N, residents benefit from convenient on-street permit parking. The location is second to none and is just a few minutes walk to Hove Station, offering direct links to Brighton, Gatwick, and London, while nearby Church Road provides an array of cafes, shops, restaurants, and other local amenities.

With no-ongoing chain and a highly sought-after location, this property offers an exceptional opportunity for those looking to settle in one of Hove's most desirable residential areas.



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	
(1-20) G	
Not energy efficient - higher running costs	
	80
	66
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	
EU Directive 2002/91/EC	