



## Denmark Villas, Hove, BN3 3TJ

£1,250 Per month



- Spacious and bright Lower Ground Floor Flat
- Access to Large rear garden
- Useful adaptable space for Dining room / Home office
- Very close to local shops
- Good size double Bedroom
- Modern Kitchen and Shower room
- 3 minute walk to Hove Station



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### Summary

Nestled in the charming area of Denmark Villas in Hove, this delightful flat offers a perfect blend of comfort and convenience. With the added feature of a very large private rear garden this is not one to be missed.

With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and style.

Situated in a desirable location, residents can enjoy the vibrant community of Hove, with its array of shops, cafes, and parks just a short stroll away. The nearby seafront offers a picturesque setting for leisurely walks and outdoor activities, enhancing the appeal of this property.

### Lounge

15'4 x 13'4 (4.67m x 4.06m)

New Carpets, rear access to private garden

### Kitchen

4'2 x 8'2 (1.27m x 2.49m)

Neutral modern kitchen, gas hob, oven, space and plumbing for washing machine, space for fridge freezer

### Shower Room

7'8 x 5'2 (2.34m x 1.57m)

Shower suite comprising of a large shower cubicle, toilet, sink with storage cupboard and heated towel rail

### Bedroom

14'6 x 8'7 (4.42m x 2.62m)

Good sized double bedroom with large window over looking garden

### Dinning Room / Home office

15'9 x 6'5 (4.80m x 1.96m)

Large space as you enter the property that could be used as a dinning room or home office

### Entrance Hall

12 x 5'3 (3.66m x 1.60m)

Ample space for Coat and shoe storage

### Garden

very large private garden, patio space leading to un turfed area

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		
	70	75
England & Wales	EU Directive 2002/91/EC	

