



## 49 Denmark Villas, Hove, BN3 3TD

£1,150



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### Summary

Well presented 1st floor 2 bed flat in Victorian building close to Hove Station.

West facing lounge. Modern kitchen with high gloss units. 2 bedrooms (double & single). Bathroom with shower. GFCH. Access to communal rear garden.

C-tax - B. Parking Zone - N. EPC - D. Flat is ideally suited to a single/couple, sorry no sharers.

\*\* Please note, some rooms have been redecorated since these images were taken\*\*

### Lounge

15 x 10 (4.57m x 3.05m)

West Facing. Radiator. Window.

### Bedroom 1

10 x 9 (3.05m x 2.74m)

Built in cupboard. Radiator, Window

### Bedroom 2

9 x 6 (2.74m x 1.83m)

Single bedroom. Radiator. Window

### Bathroom

Bath with shower over. WC. WHB. Radiator.

### Kitchen

Wall and base high gloss units. Window. Radiator. Fridge

Freezer. Space/plumbing for w/machine.

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	

