



TRUEMANS



Clarendon Villas, Hove, BN3 3RE

TRUEMANS - This stylish two bedroom ground floor garden apartment, has recently been modernised to an extremely high standard and is being offered to the market with no onward chain and a share in the freehold. Occupying the entire ground floor and measuring approx 630sqft. This apartment is 1/4 in the building that has gone through extensive renovations and is the perfect buy for someone that is looking for a finished property that is ready to move straight into.

A beautiful tree-lined road full of attractive period properties and set on the North side of the street, giving South facing living rooms to the apartments. Clarendon Villas is only moments away from the wealth of

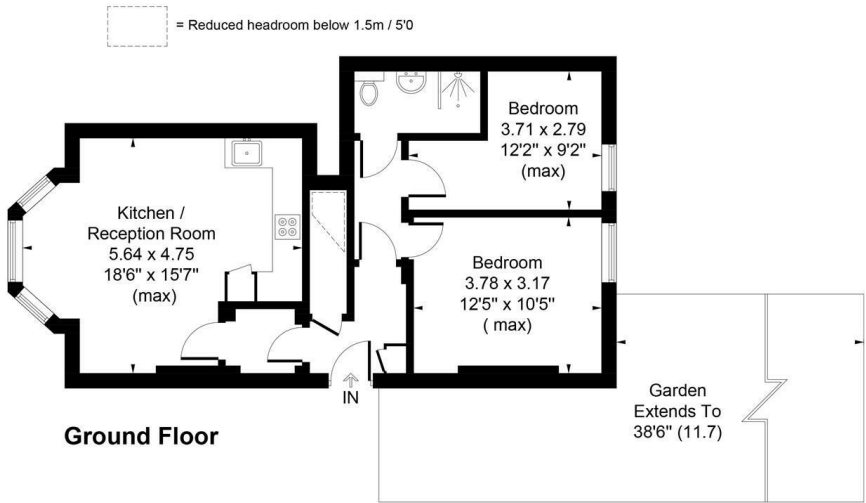
shops, cafes and restaurants of Goldstone Villas, Blatchington Road and Portland Road in central Hove. The bustling cafe culture of Church Road, the beach and promenade are all just a leisurely stroll from your door, while for cricket fans the county ground is nearby. Hove mainline railway station with commuter links to London and more is within easy reach. Regular bus services travel around the city and out to Devil's Dyke and beyond.



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Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. for Trueman

Further Information

Council Tax: Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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		
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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