



Oakley



Clarendon Villas, Central Hove, BN3 3RE  
Guide Price £375,000-£425,000



[oakleyproperty.com](http://oakleyproperty.com)



- Beautifully Restored Two Bedroom Apartment
- Ideally Located For Shops, Cafés & Seafront
- Farrow & Ball Colour Palette
- 999 Year Lease With A Share Of Freehold
- Option To Include Planning Permission To Convert The Roof Space Into A Third Bedroom & En-Suite
- Close to Hove Station
- Bespoke Kitchen With Integrated Appliances
- Door Entry Phone
- 7 Year Professional Consultant's Certificate



Tel: 01273 688881

## The Property

This extensively restored semi detached villa stands out in a contemporary grey finish with white detailing. As you enter the second floor apartment, you are greeted by warm oak effect flooring leading to the spacious, south facing, open plan living area. The apartment boasts beautiful sash windows, amplifying the sense of light, feature fireplaces in the living area and principal bedroom, and the bespoke kitchen is fitted with black brassware, handleless units, low profile worktops and upstands, and integrated appliances. The luxurious shower room features a contemporary white suite, black framed shower screens, black brassware and accessories, large profile grey tiling, electric towel rail and a mirrored cabinet with external shelving. The bedrooms boast sumptuous neutral carpet and there is an option to include planning permission to extend into the loft space, creating a third bedroom and en-suite, further details upon application.

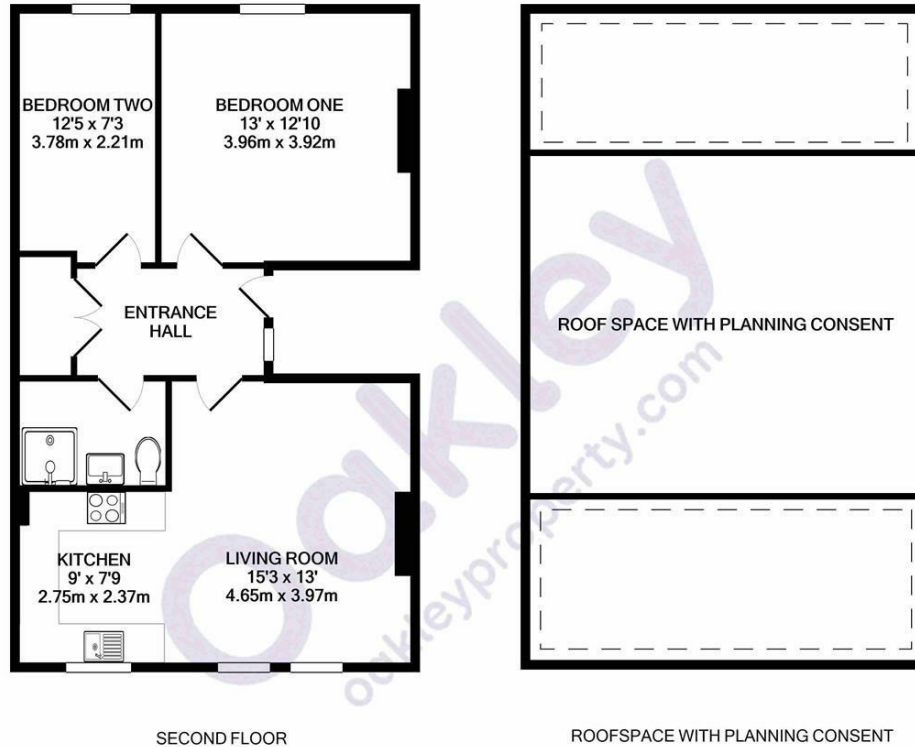
For your peace of mind, there is an entry phone system, energy efficient lighting throughout, and the property is sold with a 999 year lease and a share of the freehold.

## The Location

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 (all within 0.2 miles). The bustling café culture of Church Road (0.4 miles), and the beach and promenade (0.7 miles) are all just a leisurely stroll from your door, and for cricket fans the county ground is nearby (0.6 miles). Hove Mainline Railway Station with commuter links to London is within easy reach (0.4 miles), and regular bus services travel into the centre of Brighton and out to Devil's Dyke.



## Floor Plan



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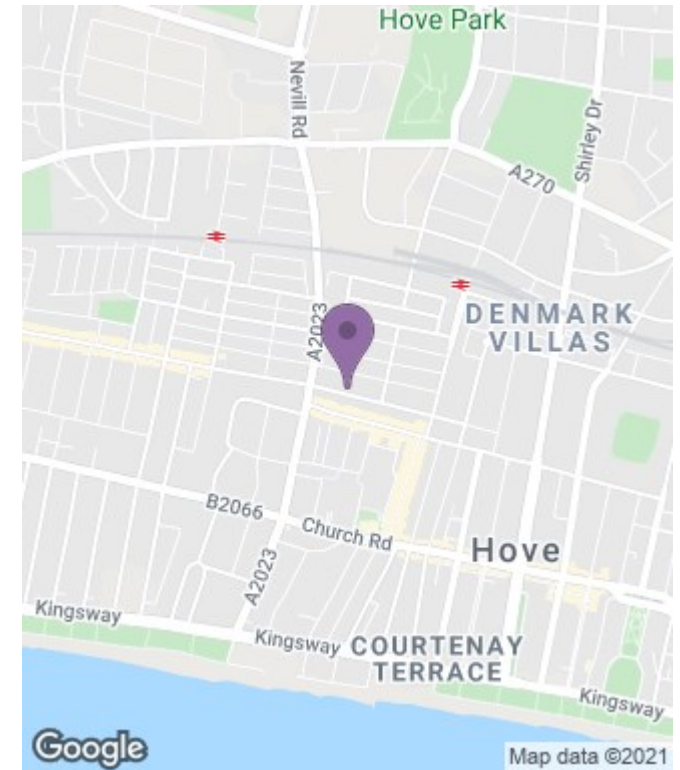


## Agents Notes

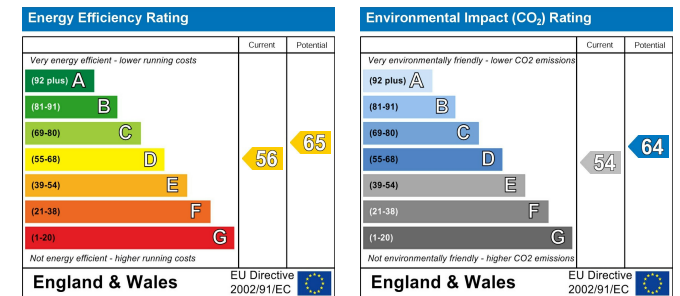
Tenure Leasehold - Share of Freehold  
Lease Term 999 Year Lease

Service Charge TBC  
Council Tax Band B (£1,597.73 Per Annum From 1st April 2021)

## Location Map



## Energy Performance Certificate



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