

Flat 4, 54 Clarendon Villas

Hove BN3 3RA

Asking Price Of £150,000
Leasehold

- CASH BUYERS ONLY
- ONE DOUBLE BEDROOM
- GOOD SIZE LIVING ROOM
- SEPARATE KITCHEN
- IN NEED OF MODERNISATION THROUGHOUT
- GAS CENTRAL HEATING
- PROMINANT POSITION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the top floor of this period building. Being brought to market with modernisation required throughout and offered to cash buyers only due to a low lease.

This flat is located within close proximity to George Street, Church Road and Portland Road with their vast array of shopping facilities, eateries and cafés. Hove mainline station is located a short walk away making commutes out of the city simple. This flat is brought to market with no onward chain.

ENTRANCE HALL Thermostat, telecom, airing cupboard housing water tank, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Space for washing machine, cooker, fridge and freezer. 'Ideal' conventional gas fired boiler, sash windows to front and picture rails above.

LIVING ROOM Sash windows to front, feature fire, picture rails above, radiator.

BEDROOM Windows overlooking rear, radiator.

BATHROOM Being partially tiled with a panelled bath, pedestal wash hand basin, extractor fan, radiator and low level w.c.

OUTGOINGS

Lease: 57 years unexpired

Service charge: Approx. £2,100 pa

Ground rent: £45 pa

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

CLARENDON VILLAS

HOVE

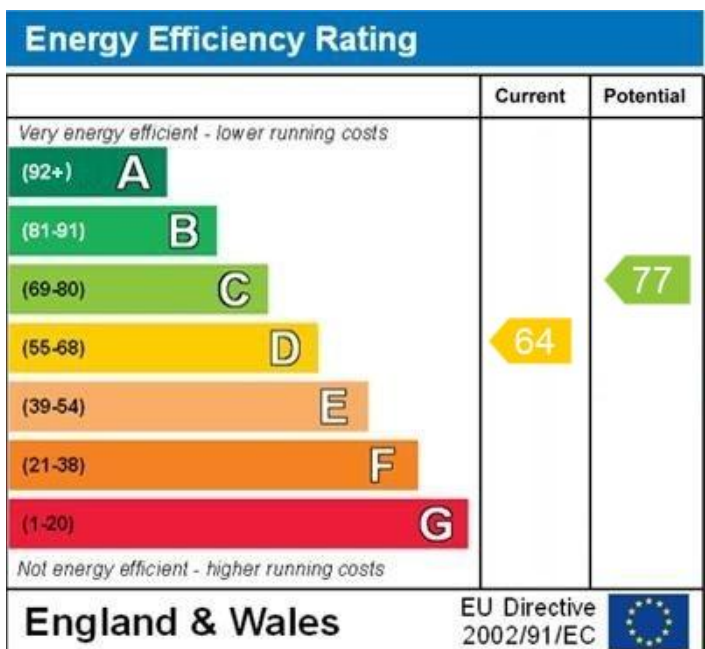


APPROXIMATE GROSS INTERNAL AREA
65.5 sq m / 705 sq ft

INCLUDING LIMITED USE AREA OF
0.6 sq m / 6 sq ft



Second Floor
65.5 sq m / 705 sq ft



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Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.