

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



01273 778577 whitlockandheaps.co.uk Whitlock & Heaps are delighted to present to market this CLARENDON VILLAS one double bedroom flat forming the top floor of this HOVE 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.

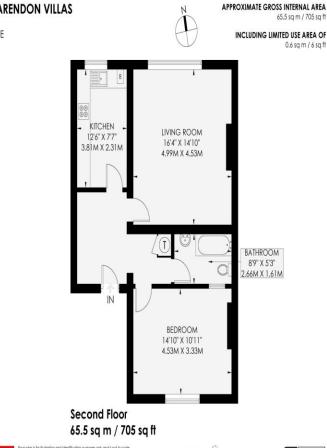
BATHROOM Being partially tiled with a panelled bath, pedestal wash hand basin, extractor fan, radiator and low level w.c.

OUTGOINGS

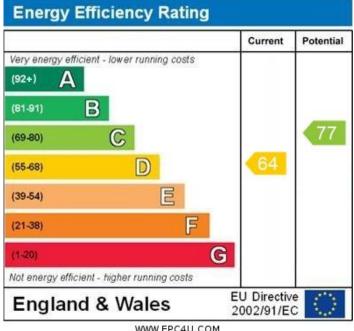
Lease: 57 years unexpired Service charge: Approx. £2,100 pa Ground rent: £45 pa

Council Tax Band B (taken from www.brightonhove.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.



whitlock & heaps	Roor pion is for Nutration and identification purpose only and is not in scale. Plots gardiens, balconies and tenzos are illustrative only and excluded hom all area calculation. All site pions are for illustration purpose only and area to scale. This floor pion has been produced in accordance with Royal institution of Chartered Surveyor: International Rogenty Standards 2 (PMS).	**	Measuring Points	(CH)	Ceiling Height	6		Certified	٦.
		S	Storage Cupboard	т	Hot Water Tank	R	cs	Property Measurer	
		W	Fitted Wardrobes	FF	Integrated Fridge / Freezer			10020101	2
		4	Garden Shortened for Display	23	Head Height Below 1.5m	BESE	PO	KE	7
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