



# Flat 1, 63 Denmark Villas, Hove BN3 3TD

Asking Price Of £425,000

- TWO BEDROOMS
- EN-SUITE BATHROOM
- KITCHEN
- WEST FACING LIVING/DINING ROOM
- WEST FACING GARDEN
- DESIRABLE LOCATION
- CLOAKROOM
- PERIOD FEATURES



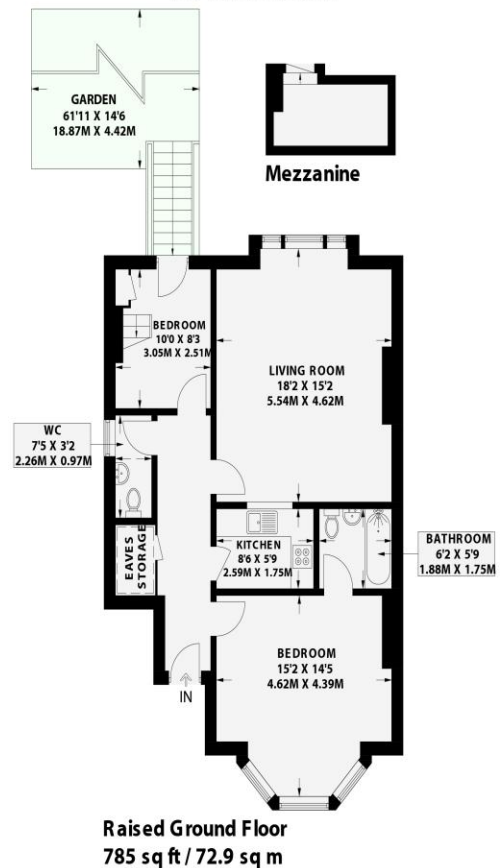
Whitlock and Heaps are pleased to bring to market this delightful two bedroom apartment forming the ground floor of this attractive bay fronted property offering good size accommodation including a separate living/dining room. The property features a south/west facing rear garden and is situated in this convenient location being within a couple of minutes of walk of Hove mainline station. An array of eateries, shopping facilities and the seafront are all within easy reach.

## DENMARK VILLAS

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / MEZZANINE)  
769 sq ft / 71.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / EXCLUDING MEZZANINE)  
785 sq ft / 72.9 sq m



**ENTRANCE HALL** Tiled floor, radiator, understairs storage.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards under, three matching eye-level wall cupboards, inset four ring gas hob with extractor over, electric oven, integrated fridge, space for washing machine, tiled splashback, engineered wood floor.

**LIVING/DINING ROOM** Feature fireplace with tiled insert, marble surround and mantle, radiator, sash window.

**CLOAKROOM** Sash window, low level w.c., wash-hand basin, tiled floor.

**BEDROOM 1** Feature fireplace with tiled insert and hearth, sash bay window, radiator.

**EN-SUITE BATHROOM** White suite comprising panelled bath with shower over, folding glazed shower screen, pedestal wash-hand basin, low level w.c., tiled floor, part tiled walls, heated ladder style towel rail.

**BEDROOM 2** Mezzanine sleeping level, cupboard housing gas-fired boiler, radiator, door to garden.

### OUTSIDE

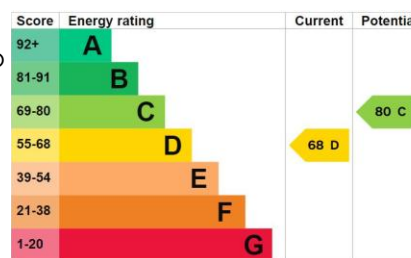
**WEST FACING REAR GARDEN** Paved patio leading to area of lawn with flower borders, shed.

**OUTGOINGS** Ground Rent: £150.00 p.a.  
Maintenance: £552.00 per quarter  
Lease: 98 years remaining



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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