



- An amazing opportunity to acquire this whole freehold building
- Currently arranged as a ground and upper floors property with a self contained basement flat
- In need of complete modernisation
- Rear garden
- No onward chain

Denmark Villas, Hove, BN3 3TJ

Guide Price £1,000,000 to £1,150,000

WOW! Location....Location....Location...is what they say it's all about! This fantastic rarely available entire freehold building is being offered with no on going chain situated in one of this cities central hot spots only a stones throw to Hove station. Currently arranged as a ground and upper floors property, plus a self contained basement flat with a good size rear garden. There is also plenty of potential here with possibly developing the loft or extending to the rear (with the relevant consents)



Property Description

A rare amazing opportunity to purchase this freehold four storey whole period house boasting a wealth of period features including bay windows and high ceilings throughout. In need of a complete refurbishment this property can be turned into an amazing family home or converted into flats subject to planning, or even a home and income arrangement. There is also scope for developing the loft and extending to the rear of the building to really maximise the potential here, of course subject to the relevant consents. There is ample accommodation for you to design and change what the layout to suit your needs and requirements. The rear garden is a real selling point as it is a very good size for a property situated in the city centre and would be ideal potentially for sectioning off.

The property is positioned at the top end of Denmark Villas within in the city centre close to the Tesco superstore, which is great for those larger weekly shop runs. Hove Station is only a stone's throw away for commuters, which has direct links to Gatwick Airport and central London. Local amenities, shops, bars, restaurants and take aways can be found within walking distance on Blatchington Road and Church Road.

Hove seafront is also just a short distance from the property with its famous picturesque views, amazing strolls and lots of great cafes and restaurants all at your disposal to enjoy! This property is being offered with no on-going chain and the location is second to none!





Accommodation

LOWER GROUND FLOOR

RECEPTION ROOM
20' 6" x 13' 5" (6.25m x 4.09m)

BEDROOM
19' 3" x 12' 3" (5.87m x 3.73m)

UTILITY ROOM
11' 1" x 6' 5" (3.38m x 1.96m)

BATHROOM

WC

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINER
15' 7" x 12' 6" (4.75m x 3.81m)

LIVING ROOM
20' 10" x 13' 7" (6.35m x 4.14m)

FIRST FLOOR

BEDROOM
16' 0" x 12' 8" (4.88m x 3.86m)

BEDROOM
20' 10" x 13' 0" (6.35m x 3.96m)

SECOND FLOOR

BEDROOM
16' 0" x 12' 8" (4.88m x 3.86m)

SHOWER ROOM

BEDROOM
17' 8" x 11' 3" (5.38m x 3.43m)
WC

BATHROOM

OUTSIDE

REAR GARDEN

Denmark Villas



Approximate Gross Internal Area = 252.58 sq m / 2718.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a nice glass of something of cold and relax in your private rear garden?

This is the perfect place to live if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door, and you are right in the heart of it all...you are guaranteed not to miss out on all of the excitement going on around you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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