

Lower Ground Floor, 31 Clarendon Villas

BN3 3RE

Guide Price: £425,000 - £435,000

- TWO BEDROOM APARTMENT
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- SOUTH FACING LIVING/DINING ROOM
- SPACIOUS ENTRANCE HALL
- REAR GARDEN
- PRIVATE STREET ENTRANCE
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this excellent two bedroom garden flat that offers spacious accommodation throughout featuring a modern kitchen and bathroom with a south facing living/dining room. The property features its own rear garden with an area of lawn and decking and is approached via a private street entrance. Situated in this convenient location within a few minutes walk of Hove mainline station and seafront. An array of independent shops, eateries and cafes are also within a few minutes walk.

PRIVATE STREET ENTRANCE
SPACIOUS ENTRANCE HALL Two fitted double wardrobes, radiator.

KITCHEN Incorporating circular stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, inset four ring gas hob with extractor over, double oven, integrated fridge/freezer, washing machine and dishwasher, cupboard housing 'Worcester' gas fired boiler, UPVC double glazed window, radiator, tiled floor.

LIVING/DINING ROOM South facing with UPVC double glazed bay window, second window to side, radiator.

BEDROOM 1 Two UPVC double glazed windows, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath with mixer tap and separate shower over, glazed shower screen, wash hand basin with two drawers under, low level w.c, heated ladder style towel rail, tiled walls and floor.

OUTSIDE

PRIVATE REAR GARDEN Laid to lawn with area of decking.

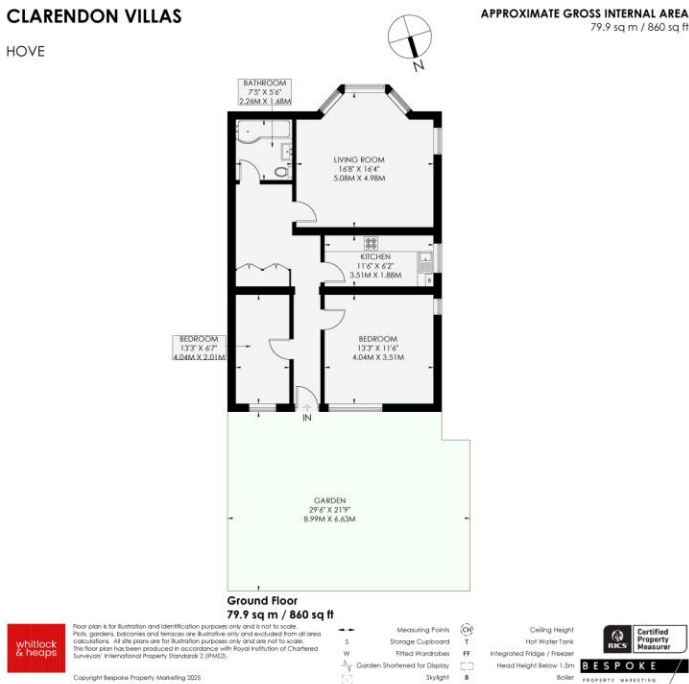
OUTGOINGS

NEW LEASE UPON COMPLETION OF SALE

MAINTENANCE £900 per half year.

Council Tax Band B (taken 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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