

Lower Ground 68 Denmark Villas

Hove BN3 3TJ

Asking Price Of £350,000

- ONE DOUBLE BEDROOM
- SPACIOUS FLAT
- PRIVATE PATIO
- MODERN KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the lower ground floor of this period bay fronted building. Boasting a large living room and bedroom, this flat is brought to market with no onward chain. Benefitting from double glazing and gas central heating.

Situated on the sought after Denmark Villas, this flat is within close proximity to Hove mainline station which is ideal for commuters. Both George Street and Church Road are a short distance away with their vast array of shopping facilities, eateries and cafés. Bus routes operate locally making public transport across the city simple.

COMMUNAL PORCH Housing meters.

ENTRANCE HALL Thermostat, cupboard housing alarm system, radiator.

LIVING ROOM Fitted cupboard, feature fireplace, radiator.

KITCHEN Incorporating large sink with mixer taps, vinyl work surfaces with cupboards below, fitted fridge, 'Lamona' electric hob with extractor above and oven below. Sash windows overlooking patio with separate double glazed window overlooking patio also.

BEDROOM Fitted wardrobe, radiator, sash bay window.

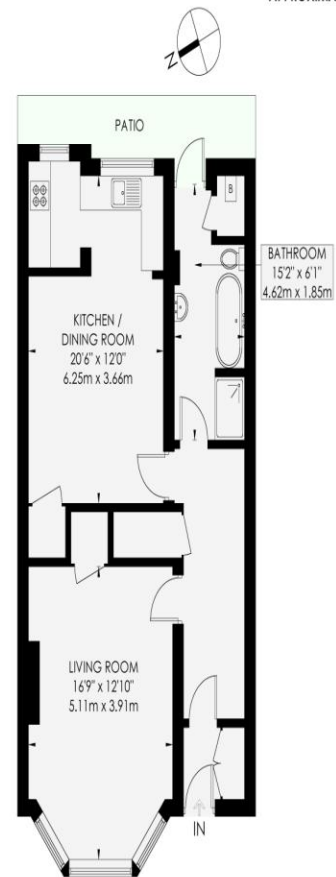
BATHROOM Comprising bath tub with separate shower cubicle, wash hand basin, fitted heated towel rail, wash hand basin, low level w.c, cupboard housing 'Baxi' gas fired combination boiler and space for washing machine, door onto patio.

OUTGOINGS Lease - 99 years from May 2007
 Ground rent - £100 per annum
 Estimated Service Charge until 24th December 2025 – £2,427.00 which includes buildings insurance and reserve fund.

DENMARK VILLAS

HOVE

APPROXIMATE GROSS INTERNAL AREA
 66.2 sq m / 712 sq ft



Lower Ground Floor
 66.2 sq m / 712 sq ft

whitlock & heaps
 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).
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Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display
 Skylight

Ceiling Height
 Hot Water Tank
 Integrated Fridge / Freezer
 Head Height Below 1.5m
 Boiler

RICS Certified Property Measurer
BESPOKE PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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