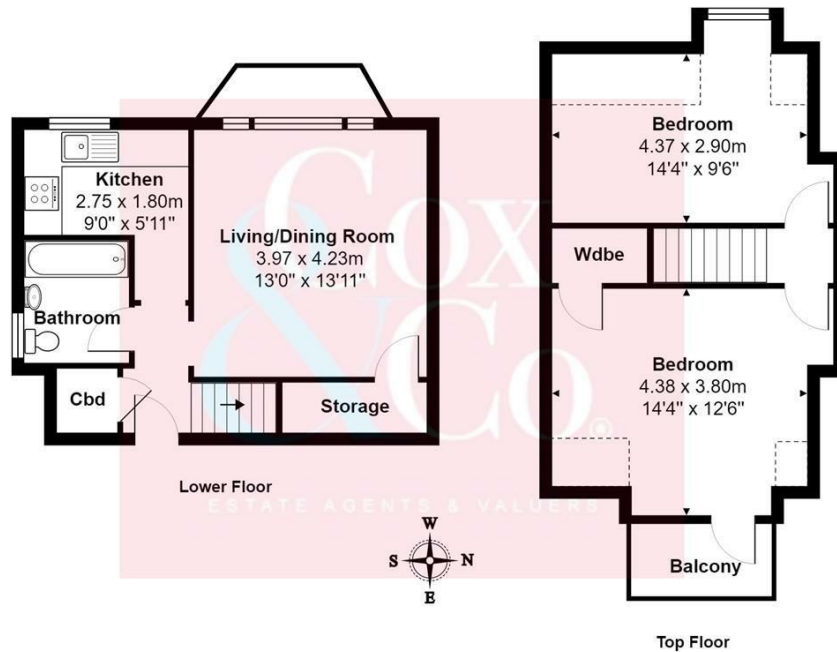




- Two double-bedroom apartment arranged over two floors
- Main Bedroom Has Sunny Balcony
- Good Size Lounge with Westerly Aspect
- Modern Kitchen & Bathroom
- Simply A Must View Property
- Superb central Hove location, walking distance to Hove station
- Spare Bedroom Has Office Space
- Utility Cupboard/Room
- Plenty of Storage Options
- Long 165 Year Lease

Denmark Villas, Hove

Price: £425,000 Leasehold



Total Area: 71.3 m² ... 767 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Cox & Co are delighted to bring to the market this superb and spacious two double bedroom apartment arranged over two floors.

The entrance hallway leads to a lovely sized square lounge, with a large west-facing window catching the afternoon and evening sun. There is a modern fitted kitchen and bathroom. In addition, a utility room with a washing machine and plenty of storage which is rare in similar size properties. There is additional, ample-sized storage under the stairs.

Upstairs (top floor) are two, spacious double bedrooms. The main bedroom has French doors opening onto a good size balcony at the rear of the property. The balcony gets sun early in the morning, throughout the day and into the evening. Our sellers have been able to enjoy breakfast, lunch and dinner in the sun on the balcony! There is more storage for both bedrooms and the spare room has a good-sized office space.

The location of this apartment is second to none. Hove mainline railway station has direct access to both Brighton and London city centres and is only a 7-minute walk or 0.3 miles away. The popular Church Road and George Street, with their vast range of independent retailers, coffee shops, bars, and restaurants are only a couple of minutes' walk away. Hove seafront and lawns are less than 10 minutes or 0.4 miles away. There are direct bus links across the city from just around the corner.

Highlights from the sellers: 'The prime location, outside space with day-long sun and ample storage have made our maisonette a real pleasure to live in and we'll be very sad to move on.'

For viewings please contact Cox & Co on 01273 009966

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

