

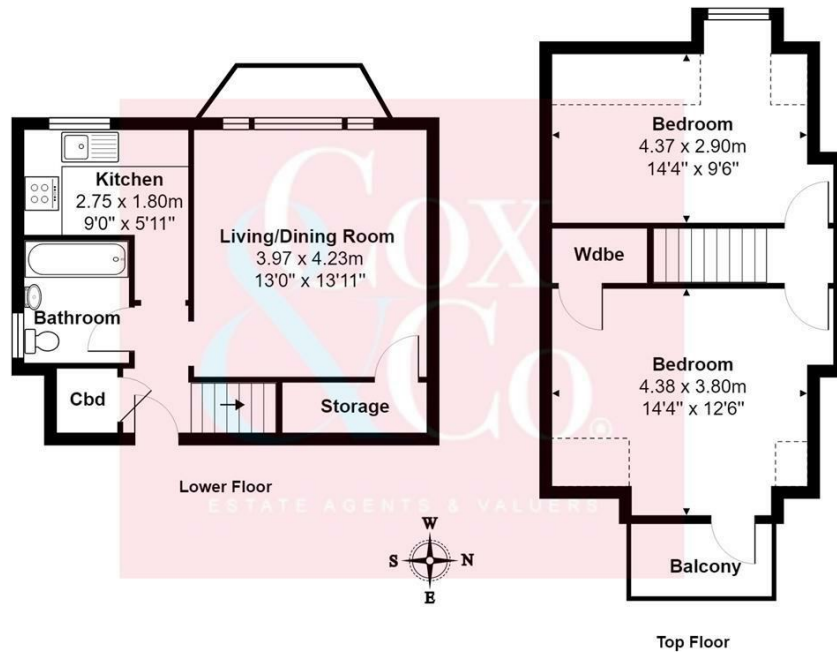


- Two double-bedroom apartment arranged over two floors
- Main Bedroom Has Sunny Balcony
- Good Size Lounge with Westerly Aspect
- Modern Kitchen & Bathroom
- Simply A Must View Property

- Superb central Hove location, walking distance to Hove station
- Spare Bedroom Has Office Space
- Utility Cupboard/Room
- Plenty of Storage Options
- Long 162 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

Superb Two Double Bedroom Apartment with Sunny Balcony.

Cox & Co are delighted to bring to market this superb, spacious two-double-bedroom apartment, arranged over two floors and ideally located in the heart of Hove.

The property opens into a welcoming entrance hallway, leading through to a beautifully proportioned square lounge. A large west-facing window floods the room with natural light and enjoys the afternoon and evening sunshine.

Also on this floor are a modern fitted kitchen and bathroom, together with a particularly useful utility room complete with a washing machine and excellent storage — a feature rarely found in properties of this size. There is also generous additional storage beneath the stairs.

Upstairs, on the top floor, are two spacious double bedrooms. The principal bedroom benefits from French doors opening directly onto a good-sized rear balcony. A real highlight of the property, the balcony enjoys sunshine from early morning, throughout the day and into the evening. Our sellers have loved being able to enjoy breakfast, lunch and dinner outside in the sunshine.

Both bedrooms also benefit from additional storage, while the second bedroom has the added advantage of a good-sized area that works perfectly as a home office.

The location is undoubtedly one of the property's biggest attractions. Hove Mainline Railway Station is just a 7-minute walk away (approximately 0.3 miles), providing direct connections to both Brighton and London.

The vibrant Church Road and George Street are just a couple of minutes' walk from the property, offering an excellent selection of independent shops, coffee houses, bars and restaurants. Hove seafront and lawns are also within easy reach, less than a 10-minute walk away (approximately 0.4 miles), while direct bus links across the city can be found just around the corner.

Lease Length - 164 Years
Service Charge - £2,250 Per Year
Ground Rent - £0

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