



Ground Floor Flat, 24 Clarendon Villas, Hove

£400,000

Hove

# Ground Floor Flat

24 Clarendon Villas, Hove

Elegant Victorian two bedroom flat with modern kitchen, stylish bathroom, high ceilings, bay windows, wooden floors, and a private landscaped garden with multiple seating areas.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom apartment
- Bay fronted open plan living area
- Modern kitchen with built-in appliances
- Modern walk-in shower
- Private garden
- Wooden flooring throughout
- High ceilings with period features
- No chain
- New lease upon completion



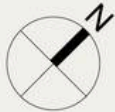


**CLARENDON VILLAS**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
**53.1 sq m / 571 sq ft**

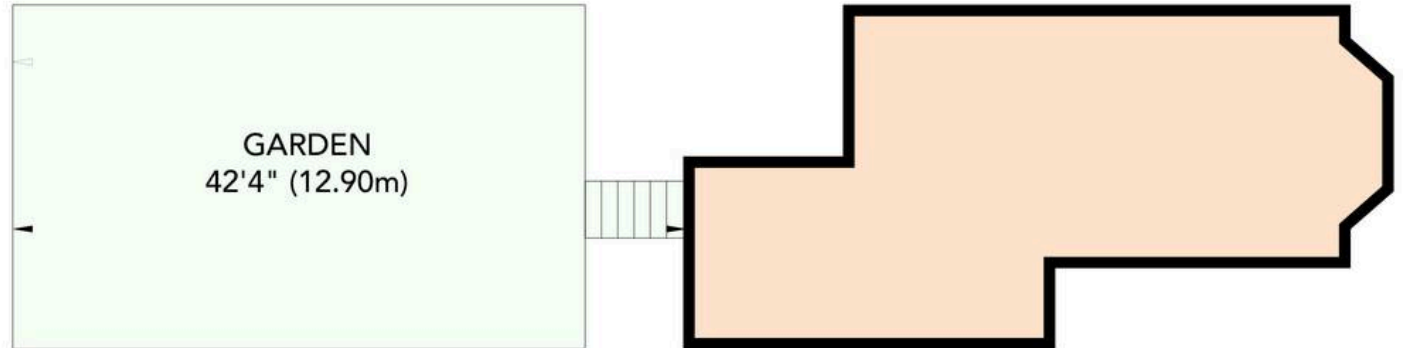
INCLUDING LIMITED USED AREA OF  
**1.5 sq m / 16 sq ft**



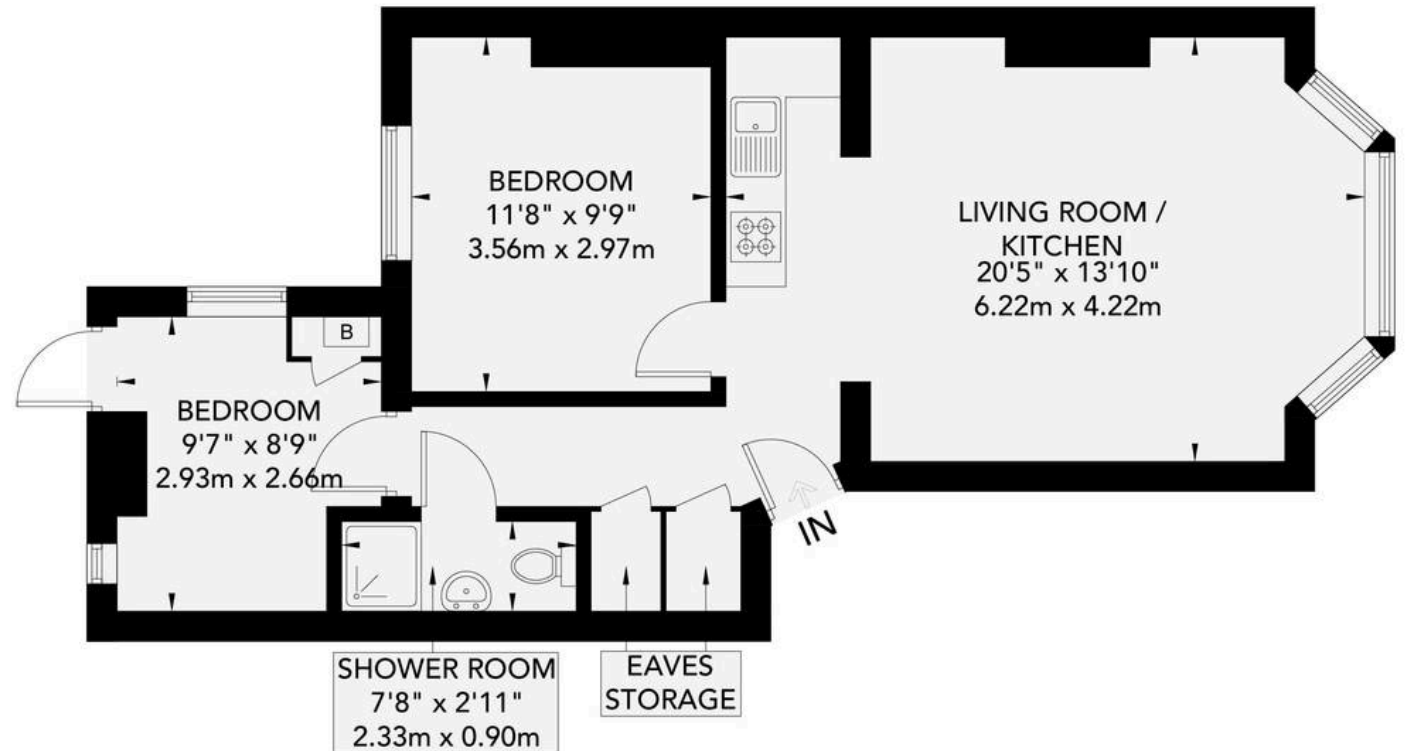
→	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	□	Head Height Below 1.5m
☐	Skylight	B	Boiler

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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**Site Plan**



**Raised Ground Floor**  
**53.1 sq m / 571 sq ft**



## Winn Estates

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