



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

OFFERS IN EXCESS OF

**£185,000**

**Clarendon Road**

Hove, BN3 3WQ

## PROPERTY SUMMARY

Jack Taggart & Co are pleased to bring to the market this well-presented one-bedroom apartment, offering an excellent opportunity for first-time buyers or investors alike, and positioned in a sought-after central Hove location. Located on Clarendon Road, the apartment is ideally placed for easy access to Hove mainline station and the wide selection of shops, cafés, bars and restaurants found along Church Road and George Street. The seafront and other local amenities are also within comfortable reach, making this a highly convenient and desirable setting. The property is maintained in good decorative order throughout and features a bright open-plan living space with a fitted kitchen area, a generously sized double bedroom and a modern bathroom. The layout is practical and welcoming, providing a comfortable home or a strong rental proposition. An early viewing is recommended to fully appreciate the location, condition and potential this apartment has to offer.

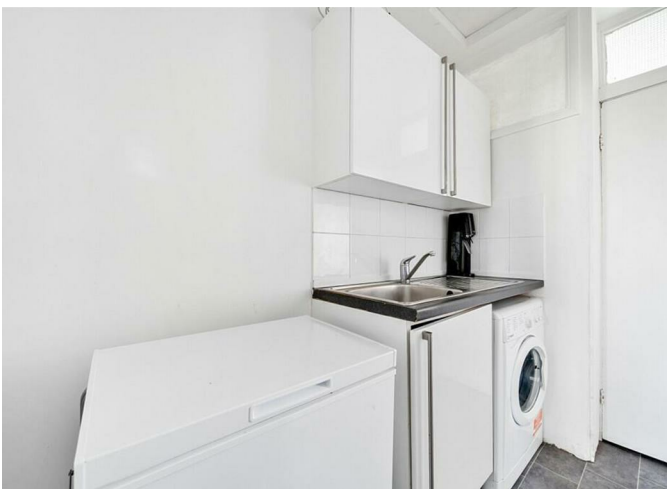
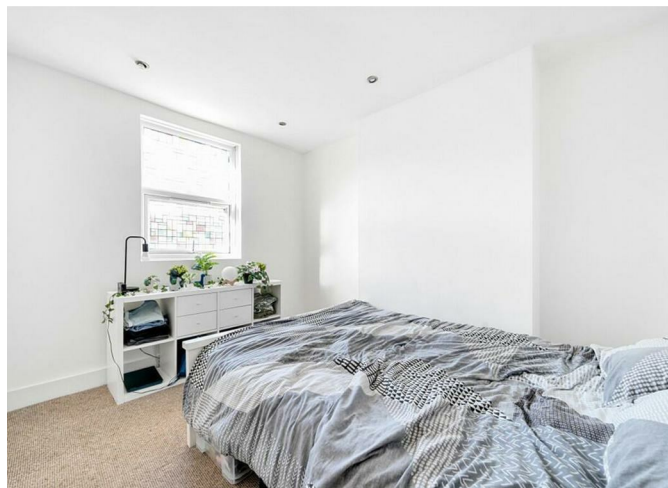
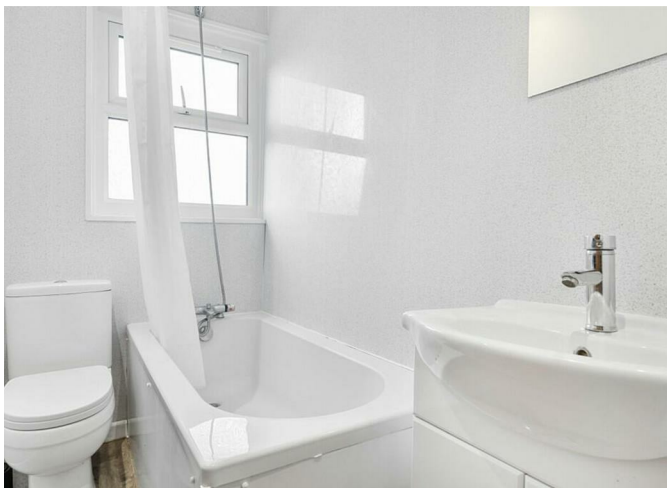
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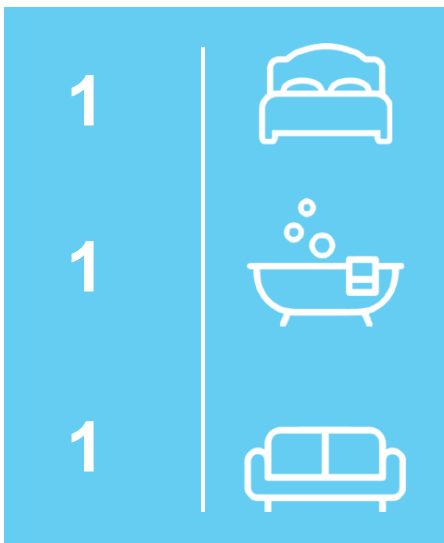


## Floor Plan

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 27.2 sq. metres (292.4 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements