



The Legacy, 84-86 Denmark Villas, Hove, East Sussex, BN3 3TJ

Guide Price £235,000

- Third (Top) Floor Apartment
- 50 Metres from Hove Railway Station
- Elegant entrance hall with passenger lift
- Perfect Buy to let investment or first home
- No Onward Chain



Stanfords
Estate Agents



Stanfords Estates are pleased to be able to offer a one double bedroom top floor apartment in this exciting new development. The Legacy is situated opposite Hove mainline railway station at the top of Denmark Villas in central Hove. The elegant communal entrance hall has stairs and a passenger lift to all floors. The accommodation comprises as follows: -

COMMUNAL ENTRANCE

Door entry phone system and door to; elegant entrance hall with stairs and passenger lift to all floors:

ENTRANCE HALL

14' 1" x 3' 6" (4.29m x 1.07m)

Door to inner hall, doors to all rooms, wood flooring and consumer unit:

OPEN PLAN LIVING AND KITCHEN

22' 8" x 10' 10" (6.91m x 3.3m) MAX

LIVING AREA

Windows overlooking the rear. Wood effect underfloor heating, power points and television aerial point. Ceiling down lighters.

KITCHEN AREA

Easterly aspect double glazed window to the rear. Modern fitted kitchen with floor and wall units, circular sink with mixer tap. Work tops with inset four ring hob, double oven beneath and extractor over. Integrated washing machine and fridge. Wood heated flooring.

BEDROOM

12' 9" x 6' 11" (3.89m x 2.11m)

Easterly aspect windows overlooking the rear, built in wardrobes and underfloor heating.

SHOWER ROOM

6' 11" x 5' 5" (2.11m x 1.65m)

Modern fitted suite with walk in double shower cubicle, low level w.c. and wash basin. Part tiled walls and ceiling down lighters.

OTHER INFORMATION

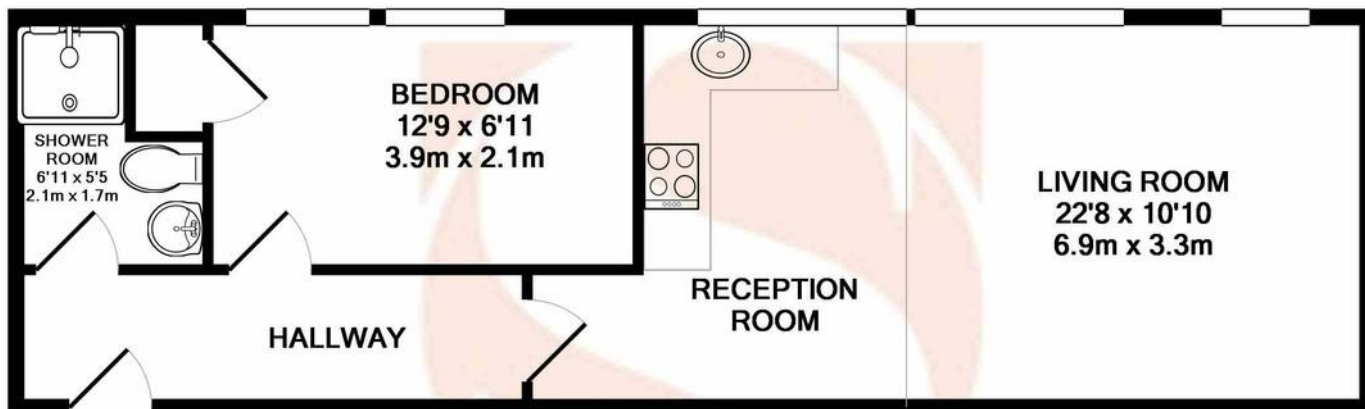
Tenure: Leasehold

Lease: remainder of 99 years from 2016

Service Charge: £1,462.50 per annum

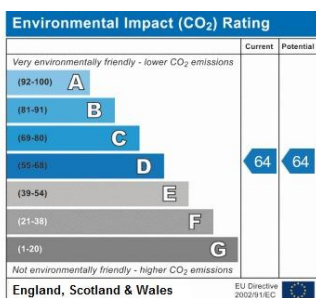
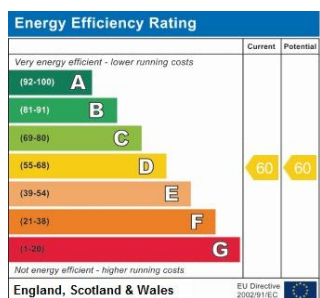
Council Tax Band: Band A

Parking: Zone N



TOTAL APPROX. FLOOR AREA 395 SQ.FT. (36.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICE CHARGE
 £1,462.50 per annum

GROUND RENT
 TBC

PARKING
 Parking Zone N

COUNCIL TAX BAND
 Tax band A

TENURE
 Leasehold - 99 years from 2016

LOCAL AUTHORITY
 Brighton & Hove City Council

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