



Sackville Road, Hove



Guide Price
£400,000
Share of Freehold

- TWO BEDROOM APARTMENT
- NEWLY CONVERTED
- PERFECT FIRST TIME BUY
- SHARE OF FREEHOLD
- IDEAL CENTRAL HOVE LOCATION

*** GUIDE PRICE £400,000 - £425,000 ***

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment located in the heart of Hove. Situated on the first floor of an impressive mock Tudor building on the corner of Connaught Road and Sackville Road, the property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Open planned kitchen / lounge, two bedrooms and bathroom. Other benefits include; no onward chain, share of freehold and impeccable decorative order throughout.

T: 01273 921133 E:
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Accommodation

Kitchen/Living Area 22'0" x 18'1" (6.71 x 5.53)

Oak flooring, wall mounted radiators, mixture of wall and base units set under quartz worktops, with fully fitted Neff & Bosch appliances which include fridge / freezer, washing machine and dishwasher.

Bedroom One 11'9" x 10'9" (3.6 x 3.3)

Carpet flooring, wall mounted radiator, double doors to Juliette Balcony.

Bedroom Two 10'2" x 7'6" (3.11 x 2.3)

Carpet flooring, wall mounted radiator, double glazed window.

Bathroom

Underfloor heating, WC, walk in shower, vanity sink unit, wall mounted heated towel rail, de-steaming mirror, extractor fan.

AGENTS NOTES

SOF with 999 Year Lease

Service Charge: As and When

Ground Rent: N/A

CAR FREE DEVELOPMENT

Council Tax: D

EPC: C

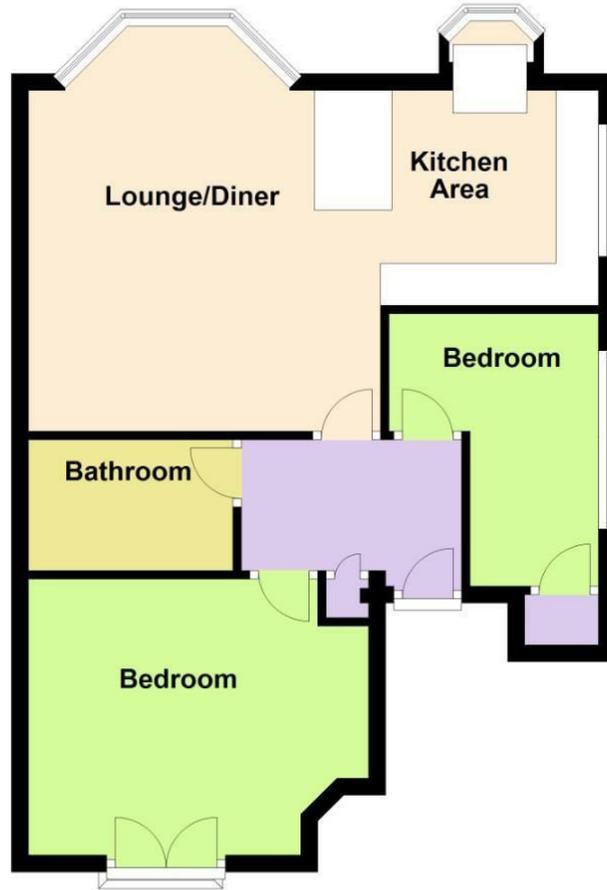


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Floor Plan

Approx. 53.4 sq. metres (574.9 sq. feet)



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.