



Malvern Street, Hove

- TWO BEDROOMS
- CENTRAL HOVE LOCATION
- BALCONY
- IDEAL FIRST TIME BUY
- SPACIOUS LOUNGE/DINER

Guide Price
£300,000
Leasehold

GUIDE PRICE £300,000 - £325,000

Robert Luff & Co are delighted to bring to market this well proportioned two bedroom flat situated in the heart of Hove. Located on Malvern Street within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre.

Accommodation comprises of, Separate kitchen, living/dining area, two bedrooms and a balcony. This property makes for the perfect First Time Buy.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Hallway

Lounge 14'11" x 13'6" (4.55 x 4.14)

Kitchen 10'11" x 6'7" (3.34 x 2.02)

Bedroom One 13'8" x 10'2" (4.19 x 3.12)

Bedroom Two 13'8" x 6'11" (4.19 x 2.12)

Bathroom

Balcony

Agent Notes

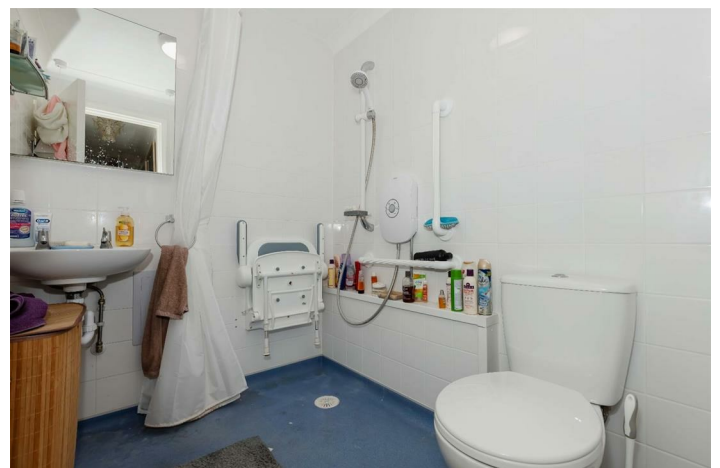
Leasehold: 83 Years Remaining

Service Charge: Approx £240 Per Annum

Ground Rent: £150 Per Annum

Council Tax: Band B

EPC: Band D



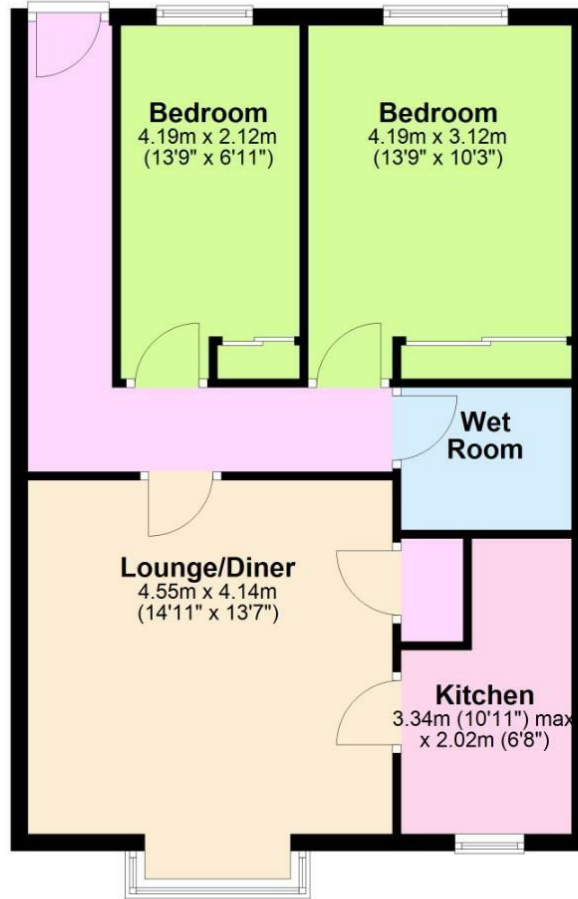
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Floor Plan

Approx. 62.1 sq. metres (668.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.6 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		57	61
	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			
(39-54) E			
(21-38) F			
(1-20) G			
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.