



## Caisters Close, Hove



Asking Price  
**£315,000**  
Share of Freehold

- A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT
- PRIVATE BALCONY
- SHARE OF FREEHOLD
- PERFECT FIRST TIME BUY
- LOCATED ON THE FIRST FLOOR
- SINGLE GARAGE
- IDEAL CENTRAL HOVE LOCATION

Robert Luff & Co are delighted to offer to market this well presented two double bedroom apartment located in Caisters Close. The apartment is ideally located close to Hove mainline station with its direct links to London, and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park, St Ann's Well Park and Hove Recreation Ground. Caisters Close is also within walking distance of Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater.

Accommodation currently offers; Two double bedrooms, separate kitchen, living/dining area with access to private balcony and a well presented shower room. Other benefits include a share of freehold and single garage.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen 10'5 x 6'11 (3.18m x 2.11m)

Lounge/Diner 16'3 x 15'5 (4.95m x 4.70m)

Bedroom One 13'11 x 10'3 (4.24m x 3.12m)

Bedroom Two 13'6 x 9'6 (4.11m x 2.90m)

Shower Room

Private Balcony

Garage

### AGENTS NOTES

SC: £698.32 Per 6 Months

Share of Freehold: 934 years remaining on the lease

EPC: C

Council Tax: C

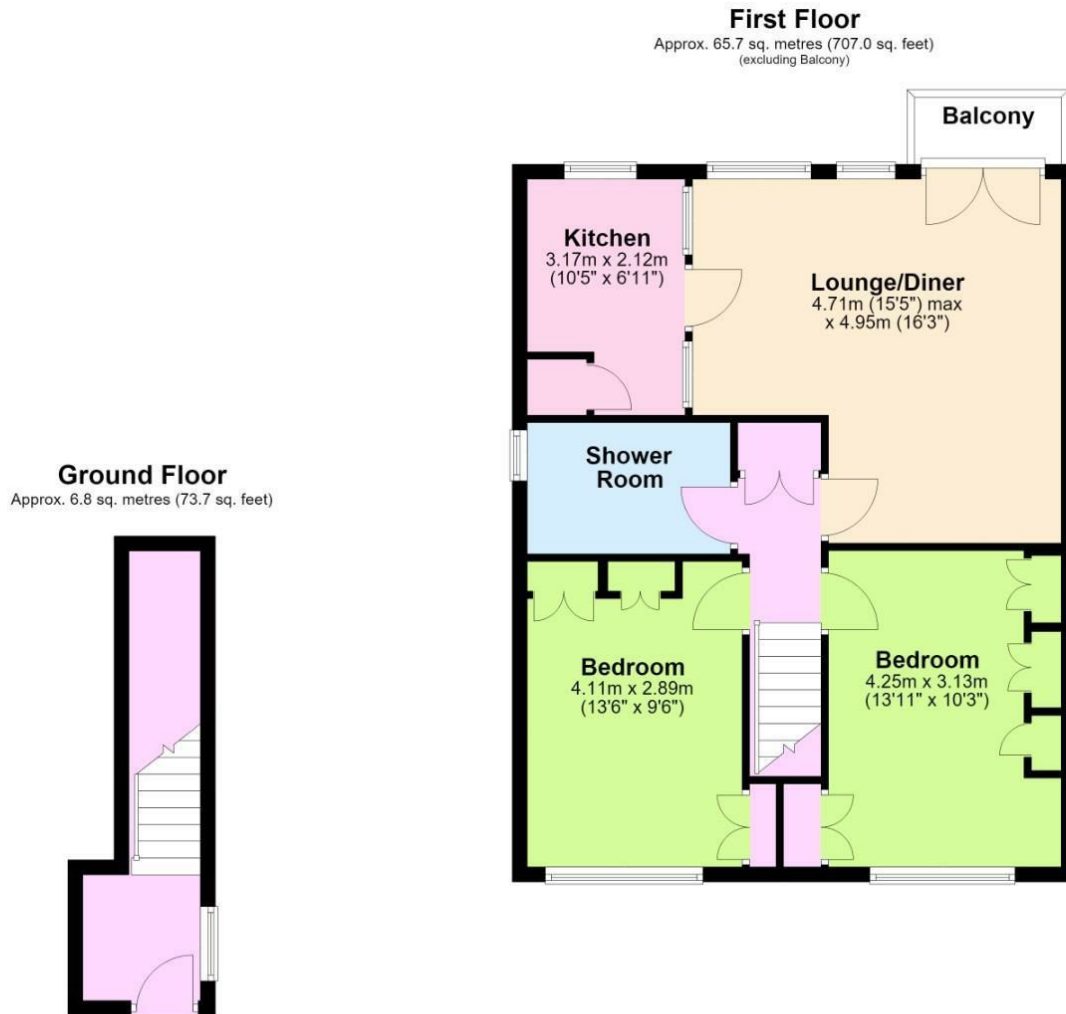
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Total area: approx. 72.5 sq. metres (780.7 sq. feet)

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.