



Asking Price
£450,000
 Share of Freehold

Park View Road, Hove

- A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT
- PRIVATE SOUTH FACING BALCONY
- NO ONWARD CHAIN
- SECURE UNDERGROUND PARKING FOR TWO CARS
- TWO BATHROOMS
- HIGHLY SOUGHT AFTER HOVE PARK LOCATION
- SHARE OF FREEHOLD

Robert Luff & Co are delighted to bring to market this spacious two bedroom, two bathroom top floor apartment situated in the extremely private and peaceful Orchard House on Park View Road. This apartment benefits from being in close proximity to a large Waitrose store, parks and cafés as well as popular local schools. Conveniently close to bus routes and within walking distance of Hove mainline station, the property has easy access to the A23 and A27 and is also just a short journey from Brighton & Hove city centre.

The accommodation within the property briefly comprises two double bedrooms, two bathrooms and open plan kitchen/living area with access to private south facing balcony. Also benefiting from two allocated parking spaces and a share of freehold.

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

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



Accommodation

Entrance Hall

Kitchen/Lounge/Diner 28'9 x 14'11 (8.76m x 4.55m)

Bedroom One 17'9 x 10'1 (5.41m x 3.07m)

En-Suite

Bedroom Two 9'6 x 9'2 (2.90m x 2.79m)

Bathroom

Private South Facing Balcony

Two Allocated Parking Spaces

AGENTS NOTES

SHARE OF FREEHOLD - 129 Years Remaining on the lease

SC: £3520

Council Tax: D

EPC: C

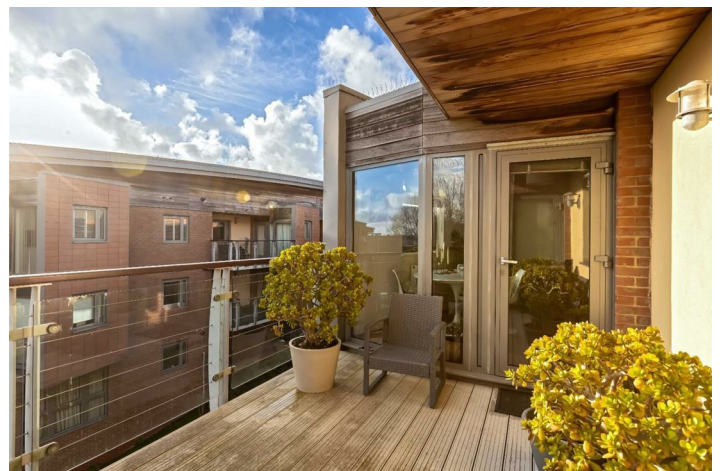
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Total area: approx. 77.6 sq. metres (834.9 sq. feet)

| 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 | | | |
| (39-54) E | | | |
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| 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.