



Elm Drive, Hove



Guide Price
£775,000
Freehold

- AN OUTSTANDING FOUR BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING AREA
- CONVERTED HOME OFFICE
- HIGHLY SOUGHT AFTER WEST BLATCHINGTON LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRINCIPLE BEDROOM WITH EN-SUITE
- LANDSCAPED REAR GARDEN

*** GUIDE PRICE £775,000 - £800,000 ***

Robert Luff & Co are delighted to bring to market this beautifully presented Semi-Detached family home situated in the ever popular Elm Drive. Located in West Blatchington this home benefits from being in close proximity to local amenities including Tesco, Waitrose, Co-op and Flour pot bakery. Also benefiting from highly rated Schools including Hove Park and Blatchington Mill, Hove mainline station, bus services including the 3X and easy access to the A23/A27.

The accommodation within the property is arranged over three floors and briefly comprises four bedrooms, two bathrooms, exceptional open plan kitchen/dining area with direct access to the beautiful landscaped rear garden and separate living area and ground floor WC. Also benefiting from off road parking, converted home office & storage area and a delightful landscaped rear garden.

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Accommodation

Entrance Hall

Ground Floor WC

Kitchen/Dining Room 20'2 x 18'11 (6.15m x 5.77m)

Lounge 12'10 x 12 (3.91m x 3.66m)

Bedroom Two 12'8 x 11'4 (3.86m x 3.45m)

Bedroom Three 11'4 x 10'8 (3.45m x 3.25m)

Bedroom Four 7'6 x 7 (2.29m x 2.13m)

Bathroom

Bedroom One 17 x 12'4 (5.18m x 3.76m)

En-Suite

Office 13'1 x 8'6 (3.99m x 2.59m)

Shed

AGENTS NOTES

FREEHOLD

EPC: TBC

COUNCIL TAX: D

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

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Total area: approx. 151.3 sq. metres (1628.6 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		
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.