



Offers Over
£325,000
Share of Freehold

Portland Road, Hove

- SPACIOUS RAISED GROUND-FLOOR FLAT
- OVER. 70 SQ.M/753.1 SQ.FT
- NO ONWARD CHAIN
- CLOSE TO SEAFRONT, HOVE STATION & CHURCH ROAD
- NEWLY FITTED LARGE SEPARATE KITCHEN
- SHARE OF FREEHOLD

Robert Luff are delighted to present to market this beautifully proportioned one-bedroom apartment on Portland Rd. The property offers an impressive 70+ square metres of living space — substantially larger than most homes of its kind in central Hove.

Located just a short stroll from the seafront promenade, Rockwater, and the vibrant cafés and shops of central Hove, this property provides the ideal blend of city convenience and coastal charm.

Inside, a spacious lounge/dining room with high ceilings and period features creates a bright versatile living area, while the newly fitted south-facing kitchen (2023) features modern appliances and generous workspace.

The large double bedroom provides ample storage potential, complemented by a well-appointed bathroom. Additional benefits are a share of freehold with a long 970-year lease, and a recently installed eco-boiler (2021).

Hove Station is within walking distance, offering direct rail connections to London and Brighton, making this an exceptional choice for commuters, professionals, or anyone seeking stylish coastal living.

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

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Accommodation

Entrance Hall

Lounge/Diner 17'5" x 16'2" (5.31m x 4.93m)

Kitchen 16'8" x 12'11" (5.09 x 3.95)

Bedroom 14'10" x 13'7" (4.53 x 4.16)

Bathroom

Agents Notes

Tenure: Share Of Freehold With 970 Years Remaining

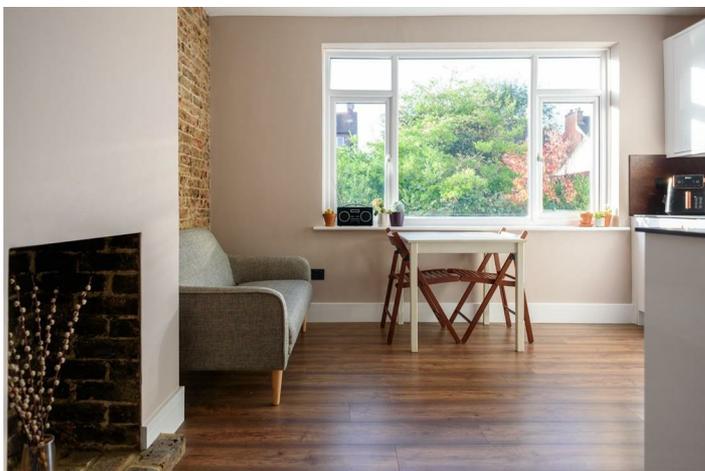
EPC Rating: TBC

Council Tax Band: B

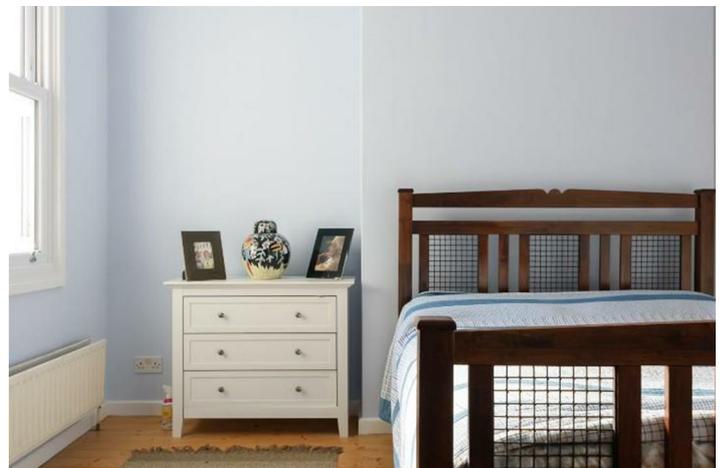
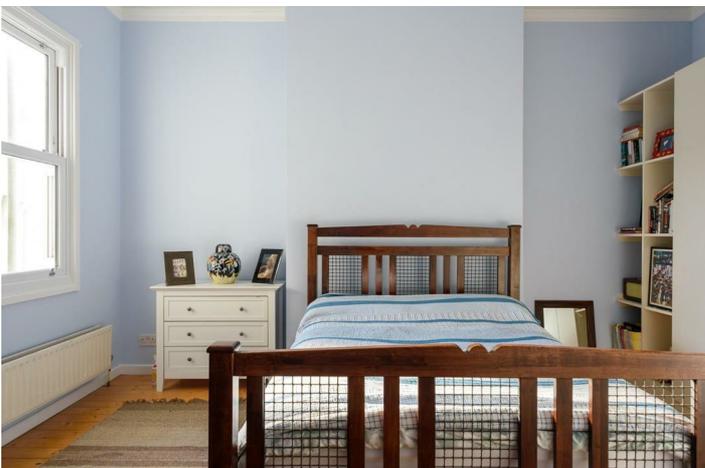
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Total area: approx. 70.0 sq. metres (753.1 sq. feet)

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			
		67	76
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.