



Poynings Drive, Hove



Guide Price
£285,000
Leasehold

- TWO BEDROOM FLAT
- OWN STREET ENTRANCE
- NO ONWARD CHAIN
- PRIVATE REAR GARDEN
- FIRST FLOOR FLAT

GUIDE PRICE: £285,000 - £300,000

Robert Luff & Co are delighted to present this stunning two double bedroom first floor apartment located in Poynings Drive. Located in the heart of Hangleton Valley this apartment benefits from being in close proximity to local amenities, highly rated Schools and has easy access to the A27 & A23.

The accommodation within the property is arranged over one floor and comprises two bedrooms, modern fitted bathroom, separate kitchen, and lounge. Also benefiting from a private garden, own street entrance and no onward chain.

T: 01273 921133 E:
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Accommodation

Agents Notes

Tenure: Leasehold

Service Charge: £422.61 Per Year

EPC Rating: C

Council Tax Band: B



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

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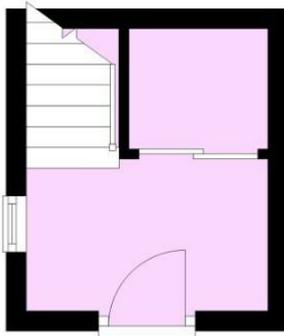
First Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Ground Floor

Approx. 6.8 sq. metres (73.4 sq. feet)



Total area: approx. 64.4 sq. metres (693.5 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		75	78
		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.