



Asking Price
£450,000
Share of Freehold

Granville Road, Hove

- Open-plan lounge/kitchen for versatile living
- Modern decor throughout
- Ideal for those seeking a stylish and comfortable home
- No onward chain
- Two double bedrooms
- Prime location on Granville Road in Hove
- Easy access to local amenities at 7 Dials

*** GUIDE PRICE £450,000 - £475,000 ***

Introducing a stylish and modern two bedroom first floor flat situated on Granville Road, Hove. This delightful residence boasts an open-plan lounge/kitchen, creating a welcoming space for relaxation and entertaining. Also benefiting from being beautifully refurbished throughout, family bathroom, two double bedrooms, share of freehold and no onward chain.

Tastefully decorated throughout, the property exudes contemporary charm, providing a comfortable and aesthetically pleasing living environment. Located in Granville Road this apartment is on the doorstep of Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton. This two bedroom apartment is an ideal first time buy.

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Accommodation

Open Plan Kitchen/Living Area 21 x 14'2 (6.40m x 4.32m)

Family Bathroom

Bedroom One 15'2 x 12'10 (4.62m x 3.91m)

Bedroom Two 13'10 x 11'9 (4.22m x 3.58m)

AGENTS NOTES

Share of Freehold

SC: As & When

GR: N/A

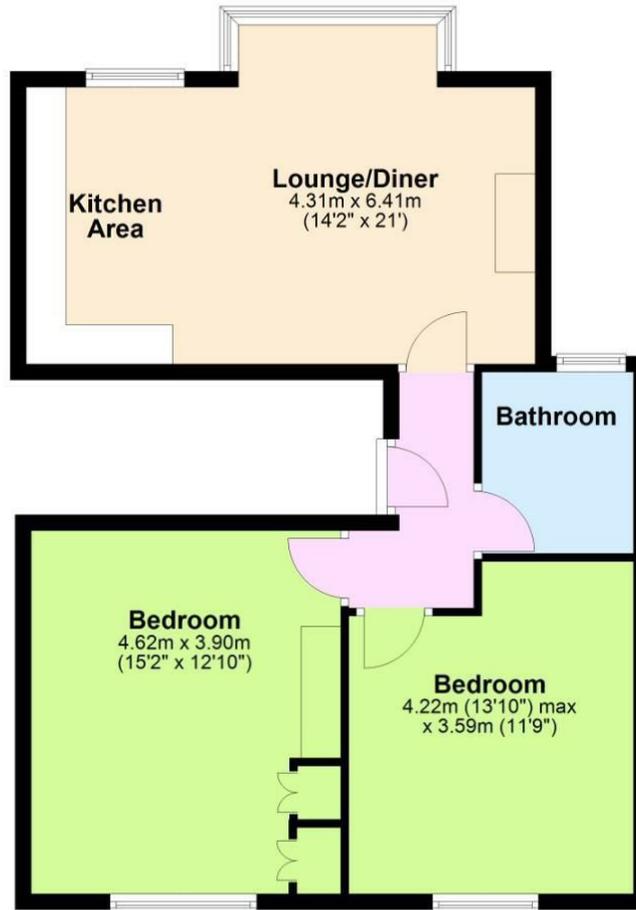


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Floor Plan

Approx. 65.7 sq. metres (706.8 sq. feet)



Total area: approx. 65.7 sq. metres (706.8 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			
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(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.