



Shelley Road, Hove

- GROUND FLOOR FLAT
- STUNNING PRIVATE REAR GARDEN
- VENDOR SUITED
- SEPARATE KITCHEN
- POPULAR POETS CORNER LOCATION



Guide Price
£325,000
Share of Freehold

GUIDE PRICE: £325,000 - £350,000

Robert Luff & Co are delighted to bring to market this ground floor one bedroom, garden flat situated in Poets Corner. Located on Shelley Road this property benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; One double bedroom, spacious West facing living room, separate kitchen and a modern fitted family bathroom. Other benefits include; A landscaped rear garden and double glazed windows throughout.

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

Robert
Luff & Co
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Accommodation

Agents Notes

Tenure: Share Of Freehold

Service Charge:

EPC Rating: D

Council Tax Band: B

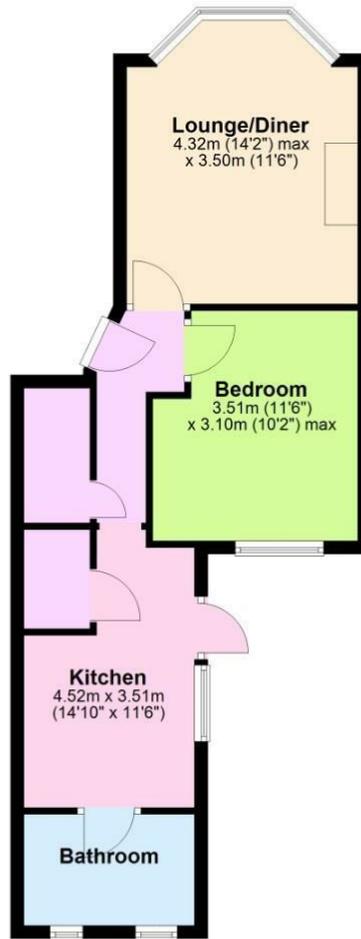
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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Floor Plan
Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 46.5 sq. metres (500.7 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	78
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.