



School Road, Hove

Asking Price
£285,000
Leasehold

- NEW BUILD ONE BEDROOM APARTMENT
- BEAUTIFUL DECOR THROUGHOUT
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT
- LONG LEASE

Robert Luff & Co are delighted to offer to market this ONE BEDROOM APARTMENT on the top floor of this exclusive new development, comprising of a wide range of beautifully designed apartments, ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rockwater, British Airways I360 and Hove lawns.

The apartment itself benefits from open plan kitchen living, spacious bedroom, bathroom, a lift service and integrated appliances. Also benefitting from allocated parking and a long lease.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Kitchen/Living Area 14'9" x 8'10" (4.5 x 2.7)

High gloss white fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob and extractor. Also benefitting from quartz worktops.

Bedroom 18'0" x 7'10" (5.5 x 2.4)

Carpeted throughout, double glazed window to front.

Bathroom

Modern fitted bathroom with fitted bath and shower overhead, W/C, wash hand basin vanity, heated towel rail & mirror.

Storage Cupboard

Housing washer/dryer

Allocated Parking

Agents Notes

Lease: 150 Years

Service Charge: £926.16 PA

Ground Rent: £200

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: C

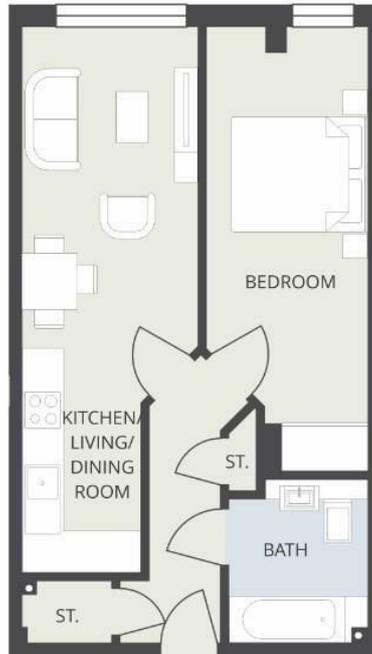
Council Tax Band: TBC



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

T: 01273 921133 E:

www.robertluff.co.uk



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.