



## School Road, Hove

Asking Price  
£140,000  
Leasehold

- 40% SHARED OWNERSHIP
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION
- ALLOCATED PARKING
- WEST FACING BALCONY
- IDEAL FIRST TIME BUY
- COMMUNAL BIKE SHED

\*\*\* 40% SHARED OWNERSHIP \*\*\*

Robert Luff & Co are delighted to offer to market this two bedroom, two bathroom apartment on the first floor of this exclusive new development. 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 and Hove lawns.

The apartment itself benefits from open plan kitchen living, two spacious bedrooms, family bathroom + one ensuite. Also benefitting from allocated parking, west facing balcony and a long lease.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen/Lounge/Diner 16'4 x 15'11 (4.98m x 4.85m)

Bedroom One 14'6 x 9'4 (4.42m x 2.84m)

En-Suite

Bedroom Two 12'3 x 6'7 (3.73m x 2.01m)

Bathroom

West Facing Balcony

Allocated Parking Space

### AGENTS NOTES

Property Value = £350,000

Tenure: Leasehold 999 Years From 2022

Percentage Share = 40%

Share Price = £140,000

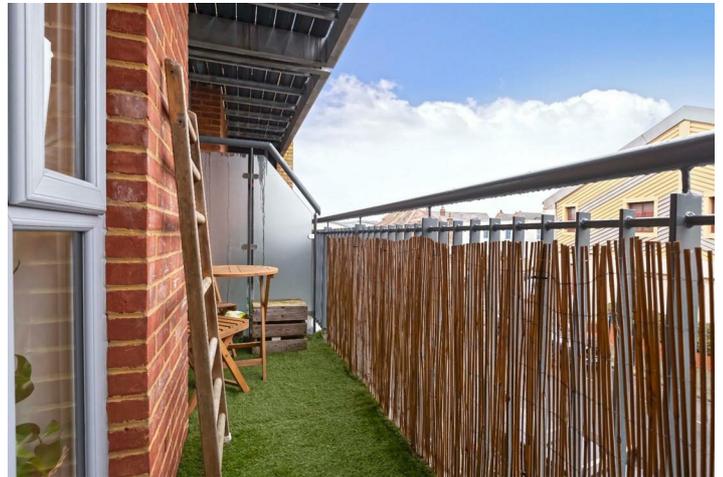
Monthly Rent = £587.49

Monthly Service Charge = £112.29

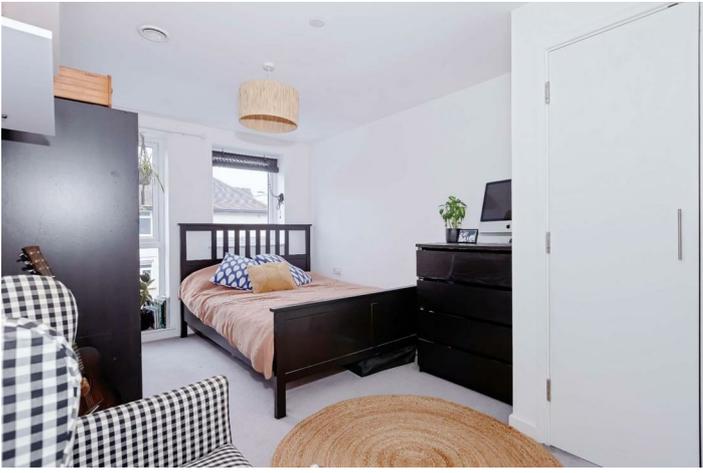
28 Blatchington Road, Hove, East Sussex, BN3 3YD

T: 01273 921133 E:

[www.robertluff.co.uk](http://www.robertluff.co.uk)



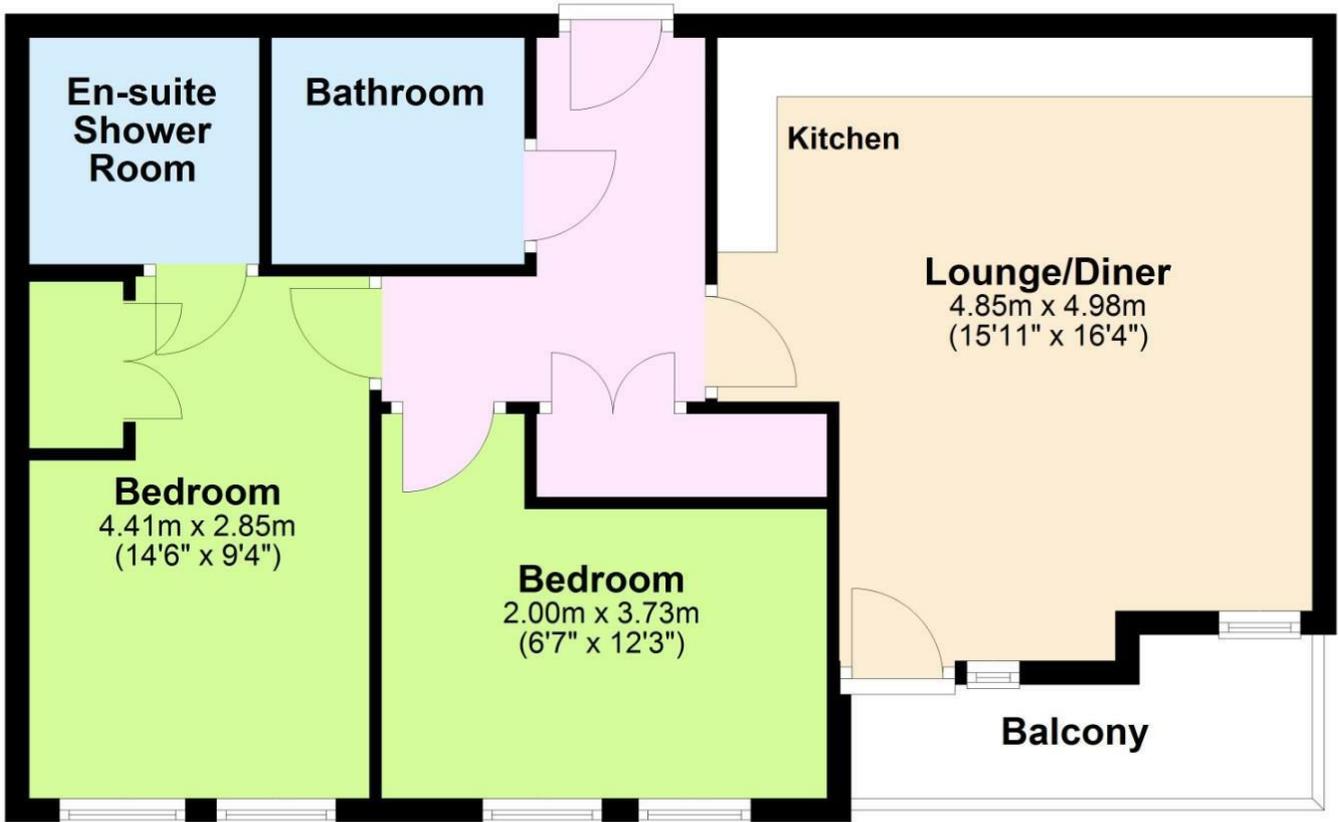
28 Blatchington Road, Hove, East Sussex, BN3 3YD  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

## Floor Plan

Approx. 63.7 sq. metres (685.2 sq. feet)



Total area: approx. 63.7 sq. metres (685.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>80</b>	<b>80</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.