



Couper Street, Hove



Asking Price
£475,000
Share of Freehold

- BEAUTIFULLY PRESENTED
- WALKING DISTANCE FROM HOVE MAINLINE STATION
- THREE BEDROOM MAISONETTE
- MODERN DECOR THROUGHOUT
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO LOCAL AMENITIES
- PRIVATE ROOF TERRACE

Robert Luff & Co are delighted to bring to market this three bedroom maisonette situated in Poets Corner. Located on Couper Street 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; Three double bedrooms, large living space, separate modern fitted kitchen and a modern fitted bathroom. Other benefits include; Private South facing terrace and a share of the freehold.

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

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Accommodation

Entrance Hall

Living Room 13'0" x 11'3" (3.98 x 3.45)

Kitchen 15'0" x 6'4" (4.59 x 1.95)

Bedroom One 15'0" x 13'1" (4.58 x 3.99)

Bedroom Two 11'7" x 9'5" (3.55 x 2.89)

Bedroom Three 13'5" x 9'8" (4.11 x 2.97)

Bathroom

Private Roof Terrace

Agent Notes

Tenure: Share Of Freehold

Service Charge: As & When

EPC Rating: D

Council Tax Band: C

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Approximate Gross Internal Area = 78.89 sq m / 849.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.