



50% Shared Ownership  
£150,000  
Leasehold

## Hove Park Gardens, Hove

- 50% Shared Ownership
- Large One Bedroom Apartment
- Private Roof Terrace
- Stunning Sea Views
- Allocated Off Street Parking
- Underfloor Heating

\*\*\*Shared Ownership\*\*\*

Robert Luff & Co are delighted to bring to market this spacious one bedroom apartment which forms part of a luxurious modern development built in 2015. Park House is located directly opposite the ever popular Hove Park & Hove Recreation Ground, which offers outdoor facilities including tennis courts, football pitches, Rugby pitches and children's playground. Within a short distance you will find a selection of shops, cafes, bars and restaurants on George Street and Church Road.

Accommodation offers; Spacious open planned kitchen / lounge, large double bedroom and family bathroom. Other benefits include; Private West facing roof terrace, allocated off street parking, access to a communal garden and a long lease

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

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## Accommodation

Entrance Hall

Open Plan Kitchen / Lounge 19'11 x 12'10  
(6.07m x 3.91m)

Bedroom 12'10 x 10'7 (3.91m x 3.23m)

Family Bathroom

Private Roof Terrace

### Agents Notes

EPC Rating: B

Council Tax Band: C

### Shared Ownership Information

Property Value = £300,000

Percentage Share = 50%

Share Price = £150,000

\*Monthly Rent = £440.52

\*Monthly Service Charge = £174.22

Lease 125 Year from 2015

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

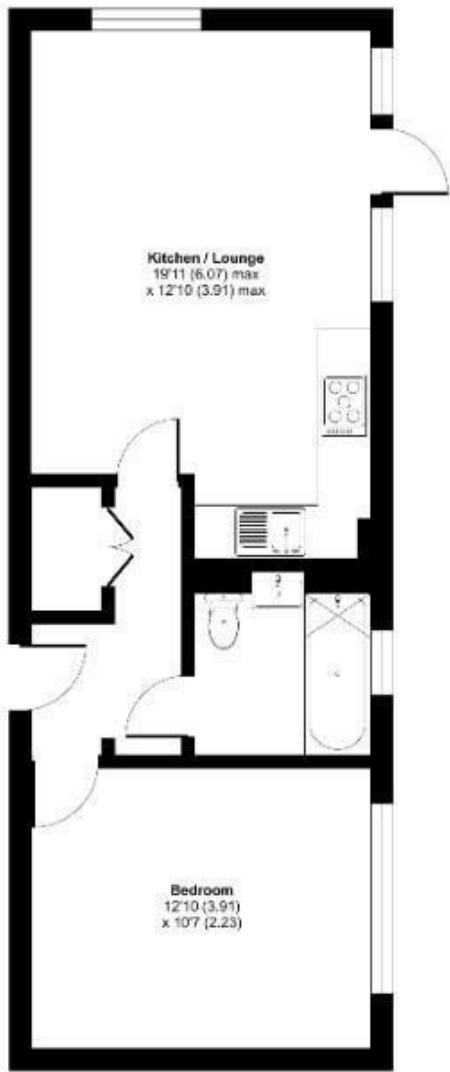
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Park House, 1 Hove Gardens, Hove, BN3

Approximate Area = 493 sq ft / 45.8 sq m  
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	8787
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	CurrentPotential
(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 <sub>2</sub> 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.