



## Sherbourne Close, Hove

Asking Price  
£325,000  
Leasehold

- TWO DOUBLE BEDROOM • DRIVEWAY APARTMENT
- OUTSTANDING REAR GARDEN
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to present this substantial two double bedroom ground floor apartment located in Sherbourne Close. Located in the heart of Hangleton Valley this apartment benefits from being in close proximity to local amenities, highly rated Schools and has easy access to the A27 & A23.

The accommodation within the property is arranged over one floor and comprises two double bedrooms, modern fitted bathroom, kitchen/diner, and separate lounge. Also benefiting from an outstanding private garden and off road parking.

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

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## Accommodation

### Entrance Hall

#### Lounge 13'96 x 12'74 (3.96m x 3.66m)

Two double-glazed windows to front with shutters. Wood floor.

#### Kitchen 11'62 x 11'12 (3.35m x 3.35m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in oven. Built in four ring gas hob with extractor fan over. Storage cupboard. Space and plumbing for washing machine. Fridge/freezer. Door leading to garden.

#### Bedroom One 13'27 x 11'42 (3.96m x 3.35m)

Double-glazed window to rear with shutters. Solid wood floor. Radiator.

#### Bedroom Two 11'18 x 10' (3.35m x 3.05m)

Double-glazed window to front and side with shutters. Electric radiator. Wood floor.

### Bathroom

Panel enclosed bath with mixer taps. Wash hand basin. Low level flush WC. Tiled walls and floor. Double-glazed window to rear.

### Rear Garden

Patio area. Stairs to lawn area. Side access. Two sheds.

### Driveway

Off road parking.

### AGENTS NOTES

Leasehold: 93 Years Remaining

Service Charge: £480 PA

Ground Rent: £10 PA

Council Tax: Band B

EPC: C

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

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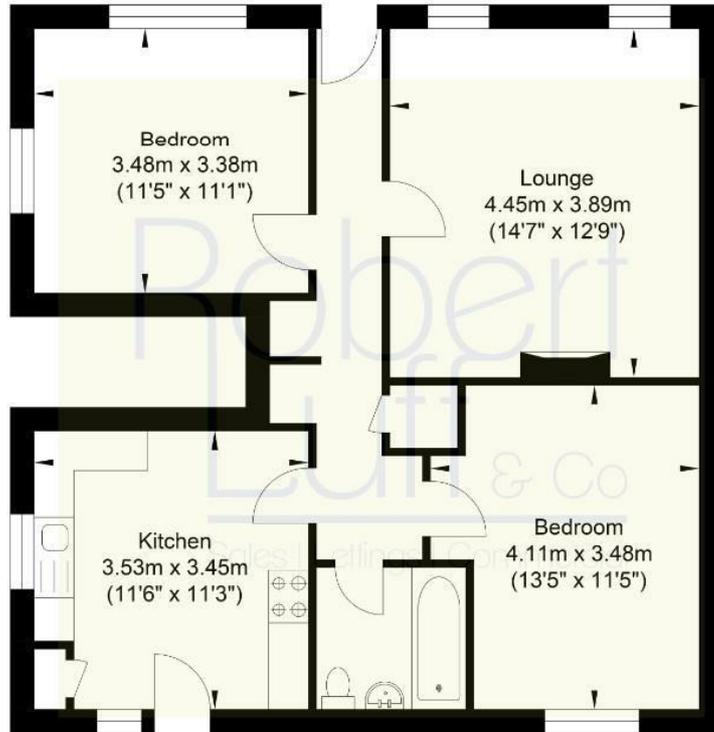
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Approximate Floor Area  
707.18 sq ft  
(65.70 sq m)

Approximate Gross Internal Area = 65.70 sq m / 707.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary 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>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.