



New Church Road, Hove

Asking Price
£280,000
Share of Freehold

- A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT
- BENEFITTING FROM DELIGHTFUL VIEWS
- SHARE OF FREEHOLD
- PRIVATE SOUTH FACING BALCONY
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- MOMENTS FROM HOVE SEAFRONT & CHURCH ROAD WITH ITS ARRAY OF AMENITIES
- ART DECO APARTMENT
- ORIGINAL STRIPPED FLOORBOARDS, NEW FRONT DOOR & DOUBLE GLAZING THROUGHOUT
- HEATING & UNLIMITED HOT WATER INCLUDED WITHIN THE SERVICE CHARGE
- LIFT ENTRY

Robert Luff & Co are delighted to offer to market this delightful two bedroom apartment occupying part of the third floor of the ever popular Rutland Court. Ideally situated in this superb Hove location with a choice of mainline stations nearby, Church Road 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, Babble, Yellow Wave and Hove lawns.

The apartment itself has been modernised beautifully throughout and benefits from two double bedrooms, fitted kitchen, dual aspect living area and a modern fitted bathroom with Jacuzzi bath. Also benefitting from a south facing balcony, share of freehold and ample storage throughout.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 10'3 x 6'1 (3.12m x 1.85m)

Lounge/Diner 15'8 x 11'1 (4.78m x 3.38m)

Bedroom One 13'10 x 9'6 (4.22m x 2.90m)

Bedroom Two 10'3 x 8'3 (3.12m x 2.51m)

Bathroom

South Facing Balcony

AGENTS NOTES

Share of Freehold - 100 years remaining on the lease

Service charge: £3326 (includes hot water, heating, shared gardens and commonways)

Ground rent: £200 Per Year

Reserve fund: £494 Per Year

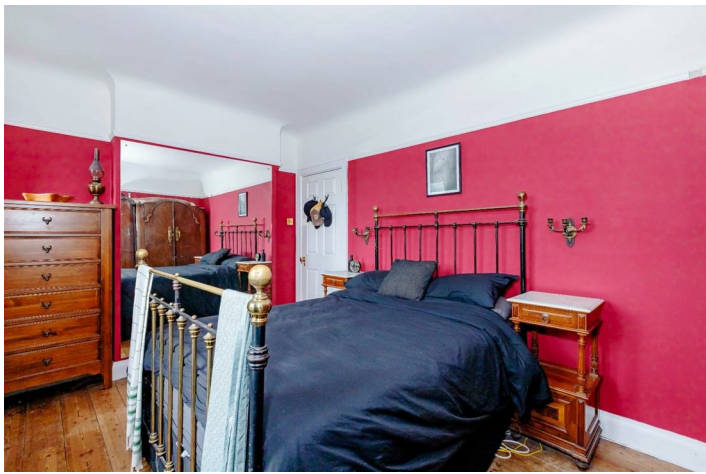
EPC: C

Council Tax: B

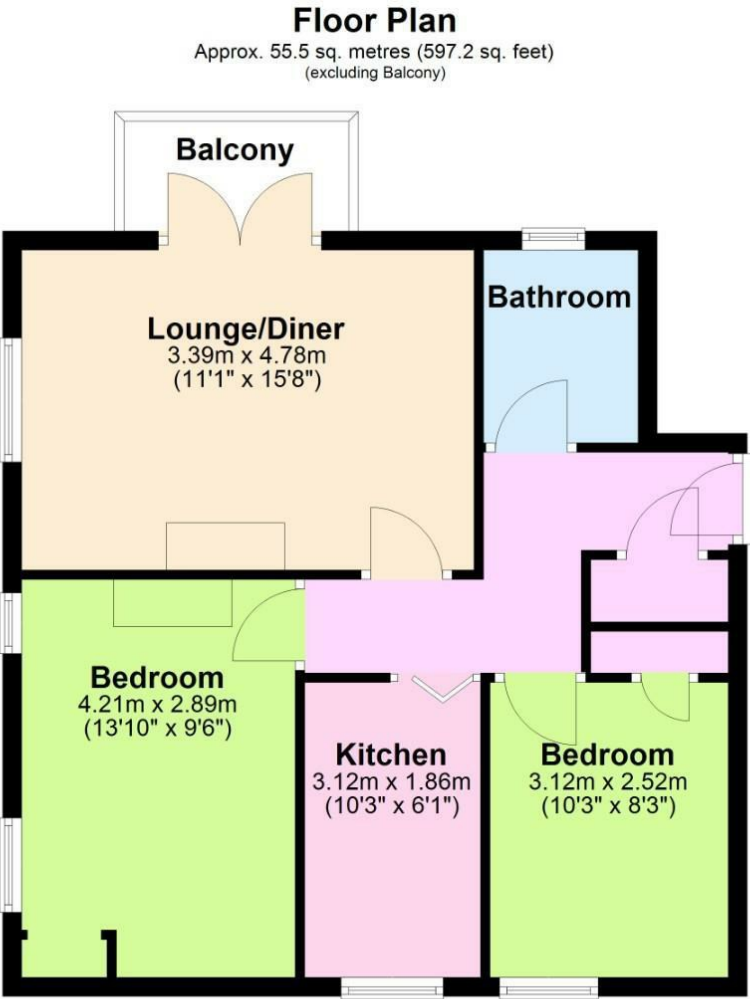
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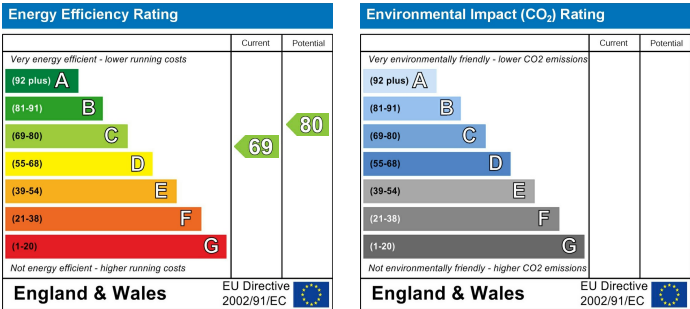
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Total area: approx. 55.5 sq. metres (597.2 sq. feet)



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.