



Guide Price  
£475,000  
Share of Freehold

## Portland Road, Hove

- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN WITH BRAND NEW GARDEN STUDIO
- SHARE OF FREEHOLD
- GROUND FLOOR FLAT
- WALKING DISTANCE TO HOVE STATION

\*\*\*GUIDE PRICE: £475,000 - £500,000\*\*\*

Robert Luff & Co are delighted to offer to market this outstanding central Hove apartment with easy access to everything that this highly popular and desirable city has to offer. Located on Portland Road this apartment benefits from being just a short walk from Hove seafront with delightful 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, and Church Road with its variety of bars, restaurants, cafes and local independent shops.

This extremely well presented apartment occupies the ground floor of this beautiful character property. The accommodation features: Entrance hall, spacious lounge with period open fire place, separate kitchen, two double bedrooms and a modern fitted bathroom. To the rear of the apartment you will find the South facing landscaped garden which includes a studio/garden office. Further benefits include period features throughout including solid wood flooring, picture rails and a share of freehold.

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## Accommodation

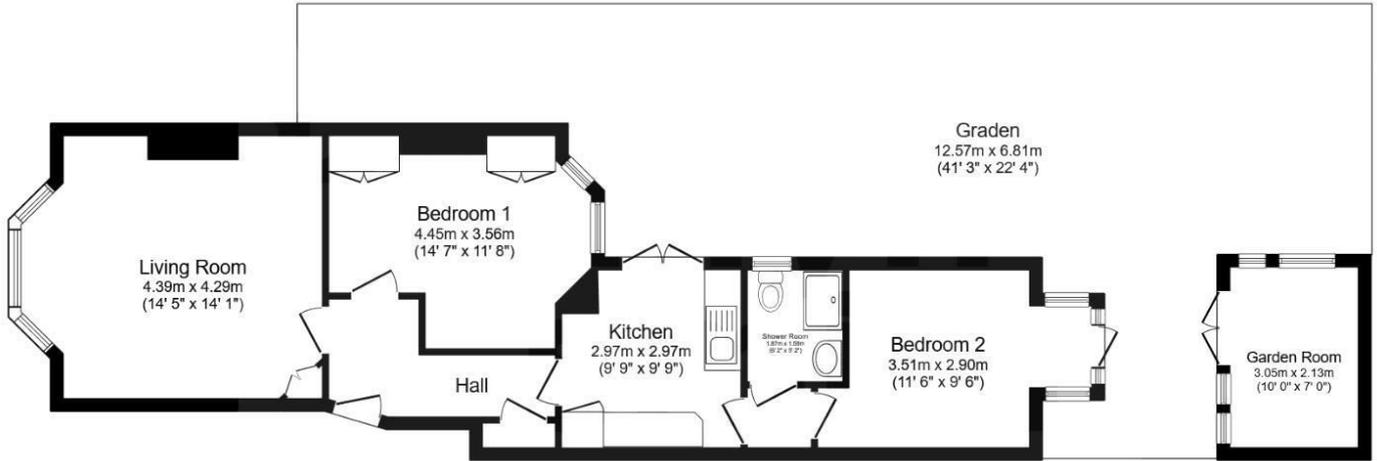
### Agents Notes

Tenure: Share Of Freehold  
Maintenance: As & When  
EPC Rating: D  
Council Tax Band: B





# Floorplan



**Floor Plan**  
Floor area 71.0 sq.m. (764 sq.ft.)

Total floor area: 71.0 sq.m. (764 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>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.