



## Hova Villas, Hove

Guide Price  
**£250,000**  
Share of Freehold

- A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO HOVE STATION
- SPANNING OVER 55 SQM
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING

\*\*\* GUIDE PRICE £250,000 - £270,000 \*\*\*

Robert Luff & Co are delighted to present to market this well presented one bedroom, first floor apartment situated in Hova Villas. This apartment is ideally located in the heart of Hove, just a few minutes' walk from Church Road, with its fine array of local shops, restaurants, galleries, supermarkets, cafes and bars. Hove seafront is less than half a mile away and the mainline railway station is within a third of a mile.

The accommodation features: Spacious Lounge, Fitted Kitchen, contemporary Bathroom and large double bedroom. Other benefits include: 50% Share of freehold, double glazing throughout, gas central heating and low maintenance charges.

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

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen 9'8 x 9 (2.95m x 2.74m)

Lounge/Diner 17'8 x 12'3 (5.38m x 3.73m)

Bedroom 12'7 x 11'4 (3.84m x 3.45m)

Bathroom

### AGENTS NOTES

Share Of Freehold - 141 Year Remaining on the lease

SC: £60 PCM

EPC: C

COUNCIL TAX: B



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

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Total area: approx. 55.4 sq. metres (596.6 sq. feet)

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.