



Selborne Road, Hove



Offers In Excess Of
£200,000
Leasehold

- CENTRAL HOVE LOCATION
- DOUBLE GLAZED WINDOWS
- BEAUTIFULLY PRESENTED THROUGHOUT
- WEST FACING TOP FLOOR FLAT
- POTENTIAL TO BE CONVERTED INTO A ONE BEDROOM APARTMENT (STNPC)

Robert Luff & Co are delighted to bring to market this spacious studio apartment situated on the top floor of this converted period building. Selborne Road is a beautiful tree lined road is set within the Willet Estate conservation area and is located in the heart of Hove and is just a few minutes' walk from trendy Church Road, with its fine array of local shops, restaurants, galleries, supermarkets, cafes and bars. Hove seafront is a short walk away and the mainline railway station is also within close proximity.

Accommodation offers; Open planned kitchen / lounge / studio room and a spacious bathroom. Other benefits include; A long lease, Double Glazing, Beautifully presented throughout and potential to be converted into a one bedroom apartment (STNPC)

T: 01273 921133 E:
www.robertluff.co.uk

Robert
Luff & Co
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Accommodation

Entrance Hall

Open Plan Living / Studio Room 23'2" x 16'10"
(7.07m x 5.15m)

Kitchen

Bathroom

Agent Notes

Leasehold: 123 Years Remaining On The Lease

Service Charge: £1250 Per Annum

Ground Rent: £75 Per Annum

Council Tax Band: A



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

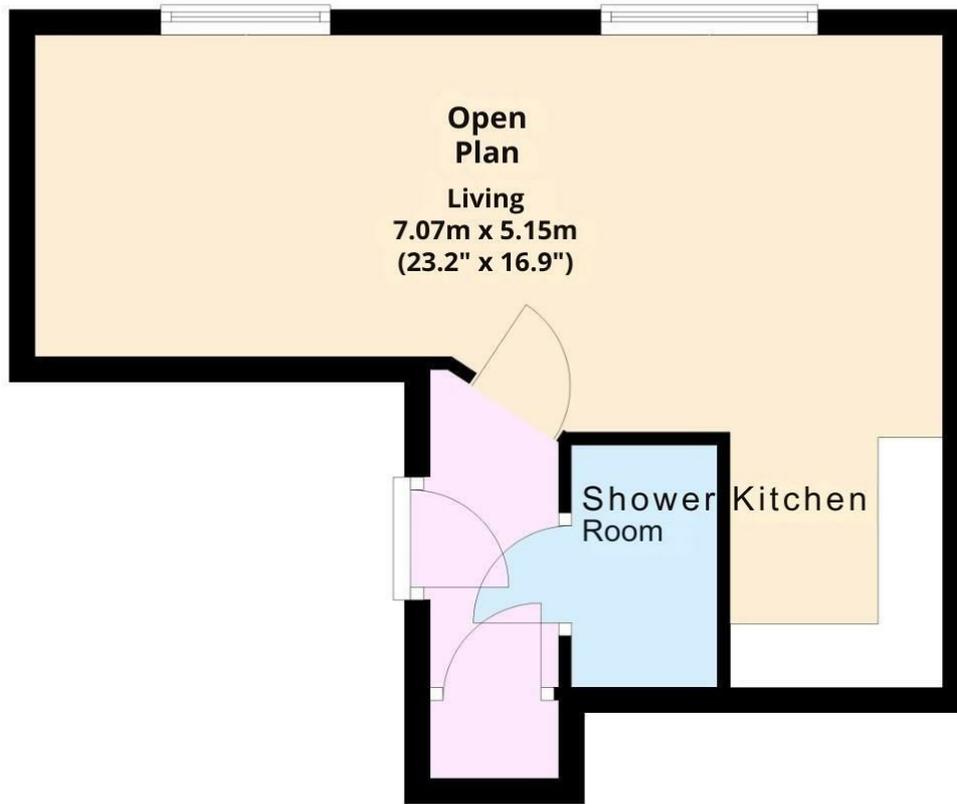
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Floor Plan



Total area: approx. 30 sq. metres (322.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ 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.