



Blatchington Road, Hove

- A BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT
- IDEAL CENTRAL HOVE LOCATION
- PERFECT FIRST TIME BUY
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN & BATHROOM
- LONG LEASE



Asking Price
£230,000
Leasehold

Robert Luff & Co are delighted to bring to market this beautifully presented two bedroom top floor flat situated in the heart of Hove. Located on Blatchington Road within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre.

Accommodation comprises of; Separate modern fitted kitchen, living/dining area, two bedrooms and modern fitted bathroom. Other benefits include; a long lease and no onward chain

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 11'3 x 6'4 (3.43m x 1.93m)

Lounge/Diner 17'3 x 11'6 (5.26m x 3.51m)

Bedroom One 12'10 x 8 (3.91m x 2.44m)

Bedroom Two/Office 10'7 x 4'11 (3.23m x 1.50m)

Bathroom

AGENTS NOTES

Leasehold: 153 YEARS REMAINING

SC: £1000 PA

Ground Rent: 250 PA

EPC: D

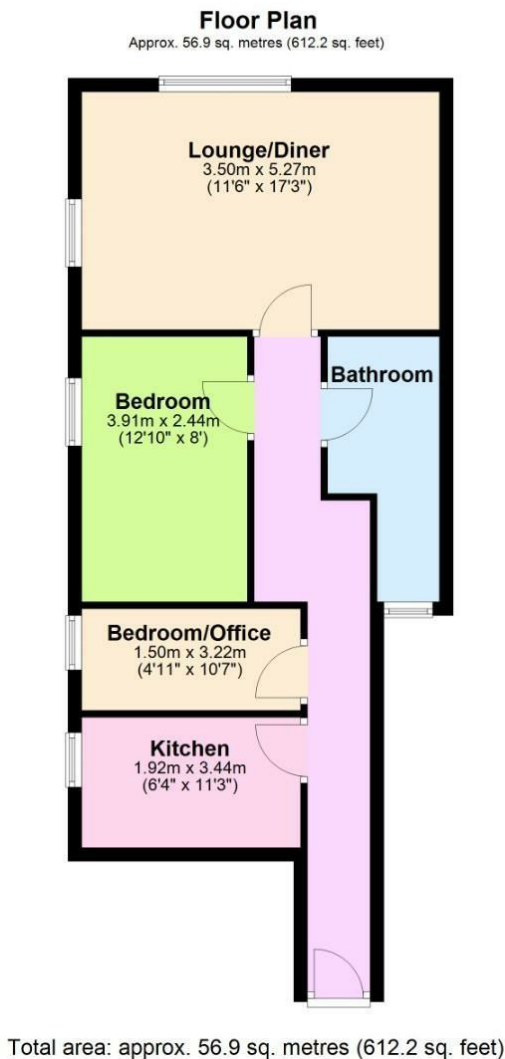
Council Tax: B

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

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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			
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.