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Description

Robert Luff & Co are delighted to bring to market this spacious two bedroom, ground floor flat with secure underground parking. Jasmine Court is situated at the Northern end of Holland Road and is within easy reach of Brighton and Hove mainline railway stations, providing links to London as well as into Brighton city centre. Seven Dials and Church Road with their café culture and Western Road/Churchill Square shopping mall are easily accessible, as is the seafront and promenade. Schools catering for all age groups are well represented within the local area.

Accommodation offers; Entrance hall, lounge/diner, separate kitchen, two double bedrooms and a family bathroom. Other benefits include; a long lease and allocated underground parking.

Key Features

- TWO DOUBLE BEDROOMS
- SECURE UNDERGROUND PARKING
- WALKING DISTANCE TO 7-DIALS
- GROUND FLOOR FLAT
- CLOSE PROXIMITY TO HOVE & BRIGHTON MAINLINE STATIONS
- SEPARATE MODERN KITCHEN



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28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Entrance Hall

Lounge/Diner
4.74 x 4.00 (15'6" x 13'1")

Kitchen
3.93 x 1.84 (12'10" x 6'0")

Bedroom One
3.74 x 3.37 (12'3" x 11'0")

Bedroom Two
3.37 x 2.33 (11'0" x 7'7")

Bathroom

Underground Parking

Agents Notes

Tenure: Leasehold, approx. 970 years remaining

Service Charge: £204 Per Month

Ground Rent: £75 Per Annum

EPC Rating: C

Council Tax Band: C





Floor Plan Holland Road

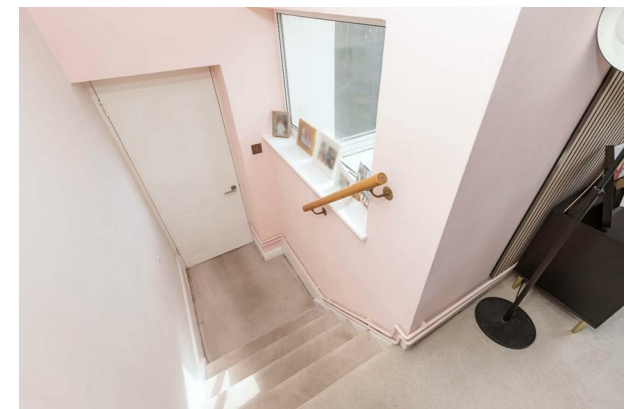


Total area: approx. 63.7 sq. metres (686.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	73 74
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO ₂ emissions (82 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.



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