



Palmeira Avenue, Hove



Offers In Excess Of
£300,000
Leasehold

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- CENTRAL HOVE LOCATION
- FIRST FLOOR FLAT
- SOUTH FACING BALCONY

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment in the centre of Hove. Palmeira House is located on Palmeira Avenue which is a short walk away from a wide range of local shops, cafes, bars and restaurants that can be found on Western Road, as well as being within a mile of Hove mainline railway station and easy reach to Hove seafront.

Accommodation offers: a large lounge / dining room, separate kitchen, two double bedrooms and a fitted bathroom. Other benefits include: no onward chain and a South facing balcony

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

Robert
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Accommodation

Agents Notes

Tenure: Leasehold Approx 97 years Remaining

Service Charge: £1281.52 Per Annum

Reserve Fund Contribution: £440 Per Annum

Ground Rent: £90 Per Annum

EPC Rating: TBC

Council Tax Band: B



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

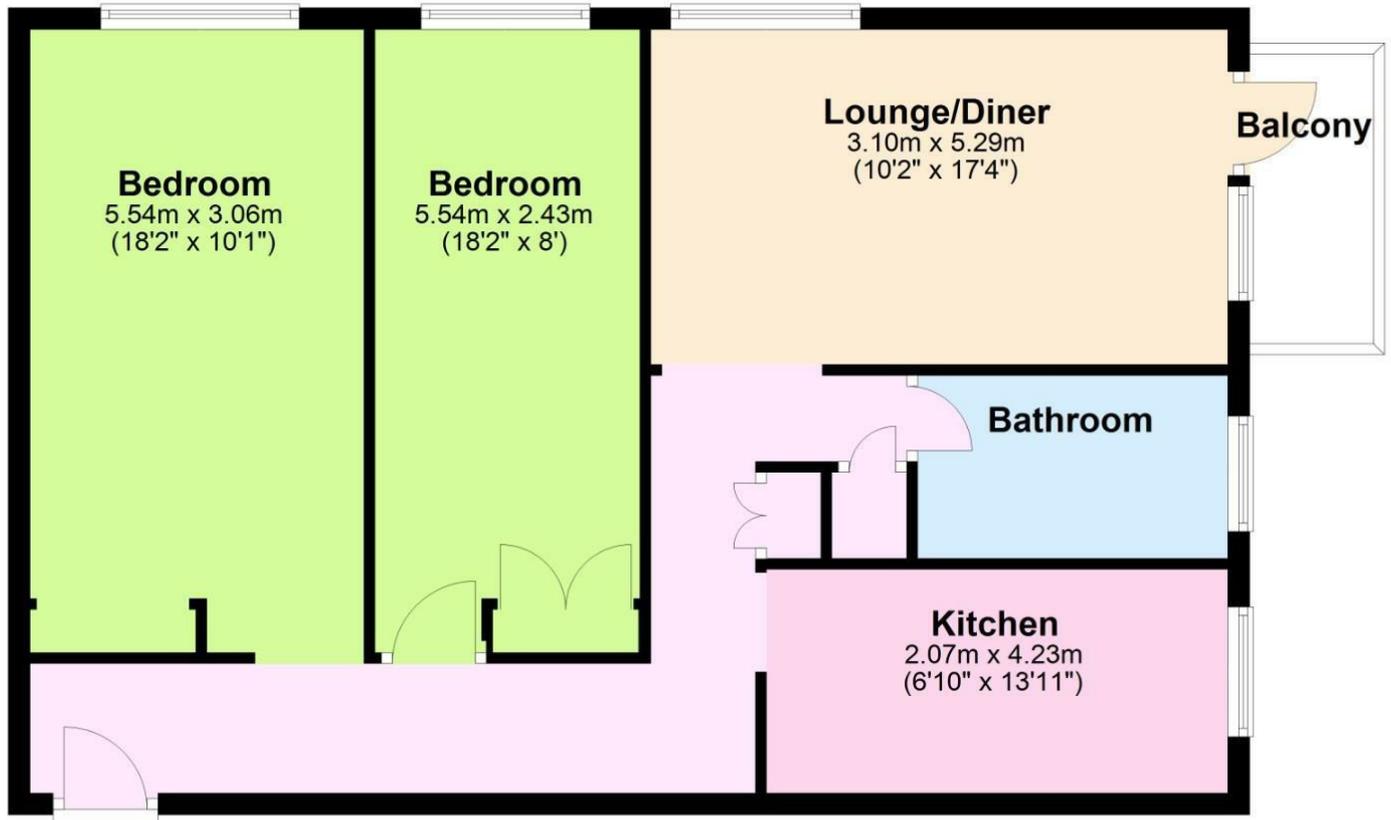
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Floor Plan

Approx. 76.3 sq. metres (821.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 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			
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.

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