



Guide Price  
£275,000  
Leasehold

## Lorna Road, Hove

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- LOCATED ON THE GROUND FLOOR
- IDEAL FIRST TIME BUY
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- PAVED REAR GARDEN
- LONG LEASE
- LOWER GROUND STORAGE AREA/CELLAR

\*\*\* GUIDE PRICE £275,000 - £300,000 \*\*\*

Robert Luff & Co are delighted to offer to market this modern fitted one bedroom ground floor garden flat which is ideally situated in Lorna Road in central Hove. This apartment benefits from being just a short walk from Hove seafront, Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Spacious Lounge, modern fitted kitchen, contemporary Bathroom and a large double bedroom. Outside, the property enjoys the use of a private, paved rear garden. Other benefits include: A long lease, a lower ground storage area and right to manage.

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

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## Accommodation

Entrance Hall

Kitchen 13'4 x 7'10 (4.06m x 2.39m)

Living Room 13'4 x 12'6 (4.06m x 3.81m)

Bedroom 11'1 x 10'6 (3.38m x 3.20m)

Bathroom

Cellar

Rear Garden

### Agents Notes

104 Year Lease

SC: £996 PA

GR: £150 PA

EPC: D

COUNCIL TAX: A

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

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# Floorplan



Total area: approx. 55.3 sq. metres (595.6 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.