



Guide Price
£275,000
 Share of Freehold

Hova Villas, Hove

- A WELL PRESENTED ONE BEDROOM APARTMENT
- PRIVATE WEST FACING REAR GARDEN
- EAST FACING FRONT GARDEN
- 50% SHARE OF FREEHOLD
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO HOVE STATION

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

Robert Luff & Co are delighted to present to market this well presented one bedroom garden apartment situated in Hova Villas. This apartment is ideally located in the heart of Hove, just a few minutes' walk from Church Road, with its fine array of local shops, restaurants, galleries, supermarkets, cafes and bars. Hove seafront is less than half a mile away and the mainline railway station is within a third of a mile.

The accommodation features: Spacious Lounge, Fitted Kitchen, contemporary Bathroom and large double bedroom. Other benefits include: private west facing rear garden, 50% Share of freehold, gas central heating and low maintenance charges.

**Robert
Luff & Co**
 Sales | Lettings | Commercial

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www.robertluff.co.uk



Accommodation

Entrance Hall

Kitchen 9'2 x 7'5 (2.79m x 2.26m)

Living Room 13'11 x 13'4 (4.24m x 4.06m)

Bedroom 12'8 x 11'5 (3.86m x 3.48m)

Bathroom

West Facing Rear Garden

AGENTS NOTES

SHARE OF FREEHOLD

SC: £60 PCM

EPC: D

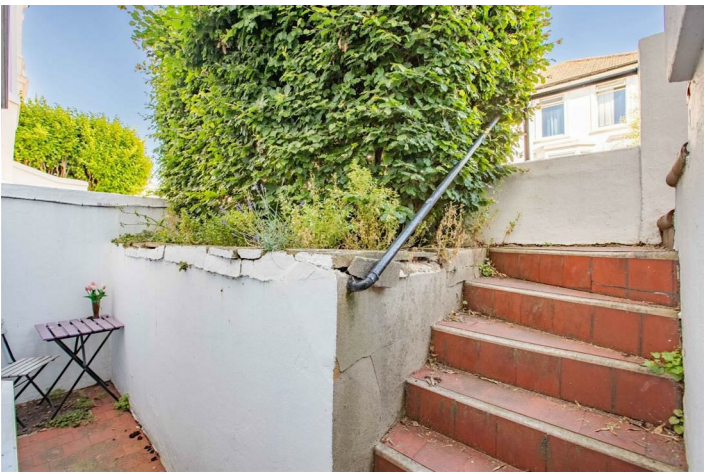
COUNCIL TAX: A

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

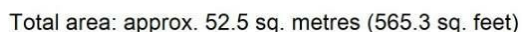
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Approx. 52.5 sq. metres (565.3 sq. feet)



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 2012/91/EC 