



## School Road, Hove

Guide Price  
£415,000  
Leasehold

- AN OUTSTANDING TWO BEDROOM GROUND FLOOR APARTMENT
- TWO BATHROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER HOVE LOCATION
- PRIVATE GARDEN
- ALLOCATED PARKING
- REMAINDER OF A 10 YEAR WARRANTY

\*\*\*GUIDE PRICE: £415,000 - £425,000\*\*\*

Robert Luff & Co are delighted to offer to market this TWO BEDROOM, TWO BATHROOM APARTMENT on the ground floor of this exclusive new development. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rockwater and Hove lawns.

The apartment itself benefits from open plan kitchen living, two spacious bedrooms, family bathroom + one ensuite. Also benefitting from allocated parking, south facing garden, long lease & a remainder of a 10 year warranty.

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

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen 10'2 x 8 (3.10m x 2.44m)

Lounge/Diner 14'2 x 13'5 (4.32m x 4.09m)

Bedroom One 21'11 x 10'5 (6.68m x 3.18m)

En-Suite

Bedroom Two 13'9 x 10'5 (4.19m x 3.18m)

Bathroom

Private Garden

Allocated Parking

### AGENTS NOTES

Leasehold: 147 years remaining

SC: £1867.72 PA

EPC: C

Council Tax: Band C

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

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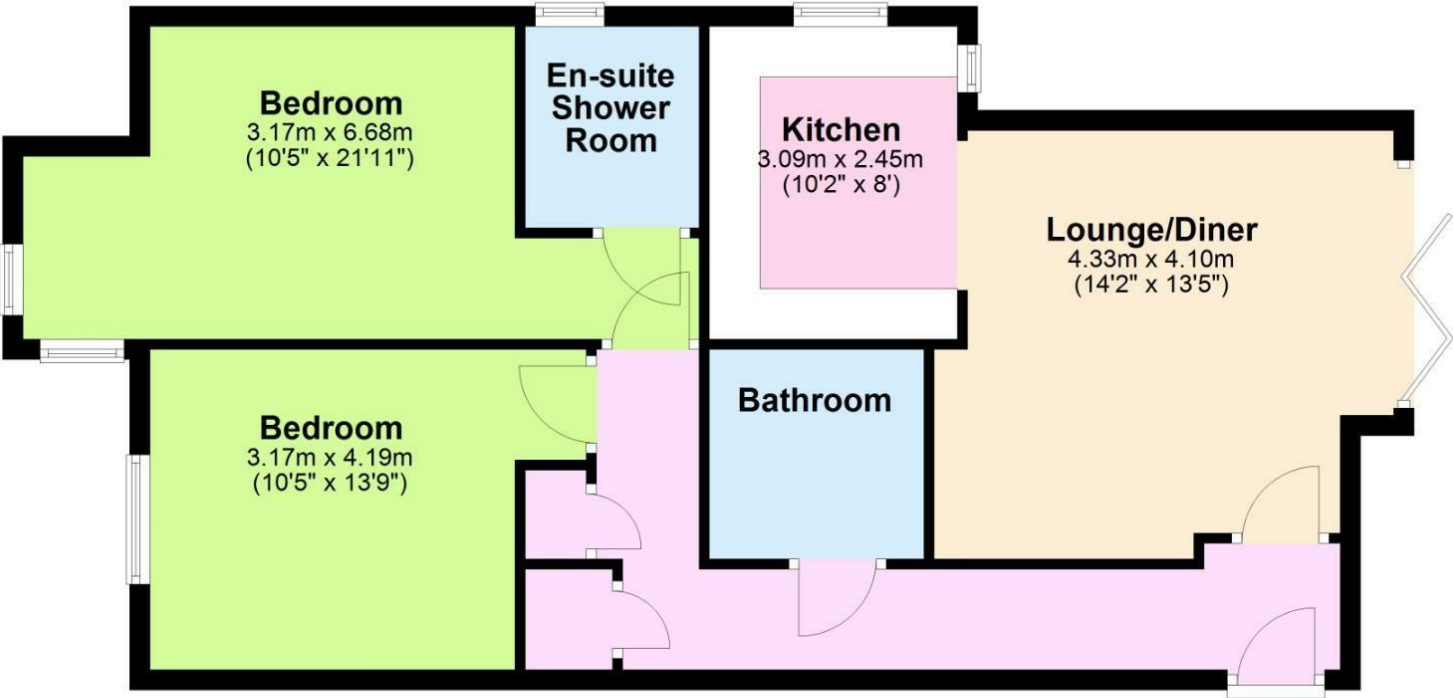
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Floor Plan

Approx. 73.8 sq. metres (793.9 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 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		
England & Wales		
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		
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.