



Asking Price
£275,000
Leasehold

School Road, Hove

- NEW BUILD
- ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- 150 YEAR LEASE
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to offer to market this second floor ONE BEDROOM APARTMENT in this exclusive new development, comprising of a wide range of beautifully designed apartments, 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 the famous Palace Pier, Rockwater, British Airways I360 and Hove lawns. This apartments benefits from stunning views out towards the south downs, a lift service, integrated appliances and allocated off road parking.

T: 01273 921133 E:
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Accommodation

Kitchen/Living Area 14'9 x 8'10

High gloss white fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob and extractor. Also benefitting from quartz worktops.

Bedroom 18 x 7'10

Carpeted throughout

Bathroom

Fully tiled bathroom suite with wash hand basin vanity, WC, mirrored wall and bath with shower overhead.

Storage Cupboard

Housing washer/dryer

Agents Notes

Lease: 150 Years

Service Charge: £926.16 PA

Ground Rent: £200

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: C

Council Tax Band: TBC



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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.