



Somerhill Road, Hove



Guide Price
£450,000
Leasehold

- AN OUTSTANDING TWO BEDROOM GROUND FLOOR APARTMENT
- HOME OFFICE
- IDEAL FIRST TIME BUY
- CLOSE PROXIMITY TO BRIGHTON & HOVE MAINLINE STATIONS
- LANDSCAPED REAR GARDEN
- LONG LEASE
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO LOCAL AMENITIES ON WESTERN ROAD & CHURCH ROAD

*** GUIDE PRICE £450,000 - £475,000 ***

Robert Luff & Co are delighted to offer to market this beautifully presented central Hove apartment that has easy access to everything that this highly popular and desirable city has to offer. Located on Somerhill Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also ideally located to Hove & Brighton mainline stations with its direct links to London, Seven Dials and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park, St Ann's Well Park and Hove Recreation Ground.

This spacious apartment occupies part of the ground floor of this period building. The generous accommodation features: Entrance hall, Open plan kitchen/living room with access to landscaped rear garden, home office, two double bedrooms with one benefiting from a dressing room and a family bathroom.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Living/Dining Area 22'6 x 12'4 (6.86m x 3.76m)

Bedroom One 12'4 x 9 (3.76m x 2.74m)

Walk in Wardrobe

Bedroom Two 10'11 x 7'2 (3.33m x 2.18m)

Bathroom

Office

Storage Area

Landscaped Rear Garden

AGENTS NOTES

120 YEARS REMAINING ON THE LEASE

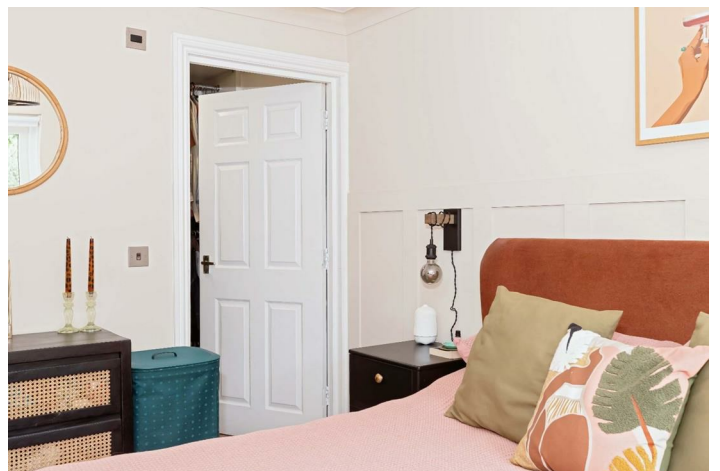
SC: £1386 PA

GROUND RENT: £200 PA

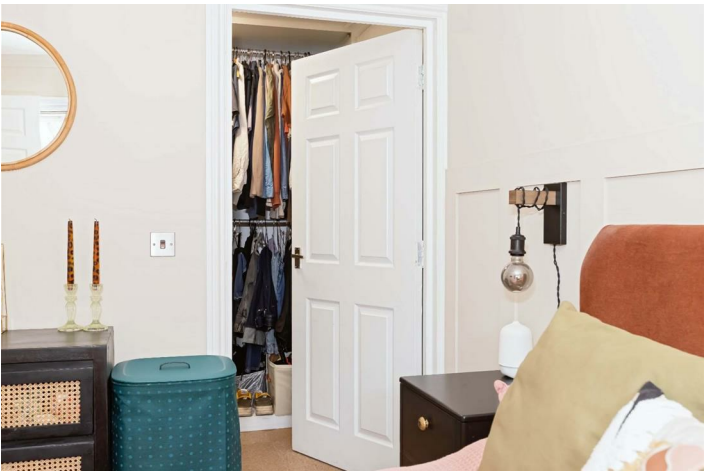
28 Blatchington Road, Hove, East Sussex, BN3 3YN

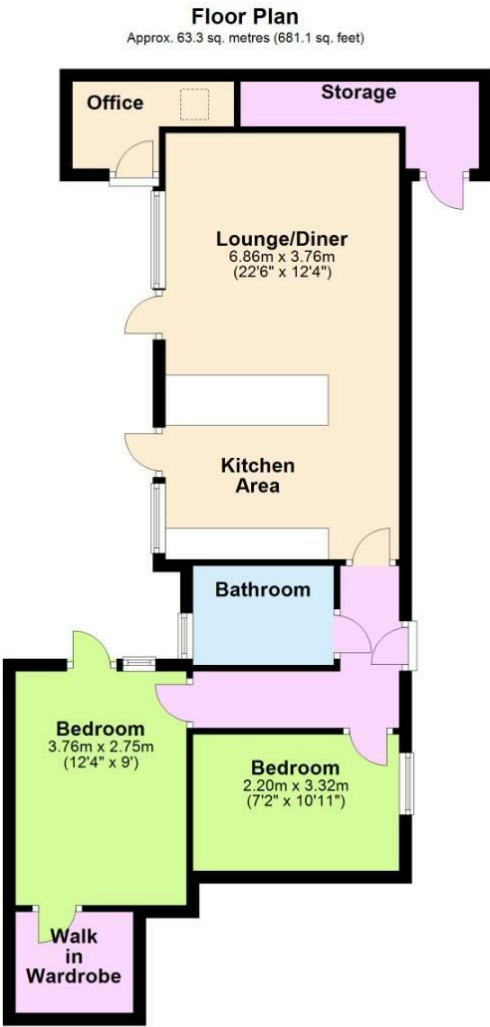
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Total area: approx. 63.3 sq. metres (681.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.