



## Portland Road, Hove

Guide Price  
£415,000  
Leasehold

- AN OUTSTANDING THREE BEDROOM MAISONETTE
- WELL PRESENTED THROUGHOUT
- BEAUTIFUL SOUTH FACING REAR GARDEN & TERRACE
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- FIVE MINUTE WALK TO ALDRINGTON STATION
- TWO BATHROOMS

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

Robert Luff & Co are delighted to bring to market this beautifully presented three bedroom, two bathroom apartment ideally situated in central Hove, with easy access to everything that this highly popular and desirable city has to offer. Located on Portland 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 located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Three double bedrooms, separate kitchen, living/dining area, bathroom & shower room. This property also benefits from and outstanding landscaped rear garden, a long lease, South facing solar panels and large easy to access loft space.

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

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## Accommodation

Entrance Hall

Kitchen 11'2 x 9 (3.40m x 2.74m)

Lounge/Diner 16'5 x 12'7 (5.00m x 3.84m)

Bedroom One 12'8 x 9'10 (3.86m x 3.00m)

Bathroom

Bedroom Two 11 x 9'10 (3.35m x 3.00m)

Bedroom Three 10'11 x 9'10 (3.33m x 3.00m)

Shower Room

Rear Garden

### AGENTS NOTES

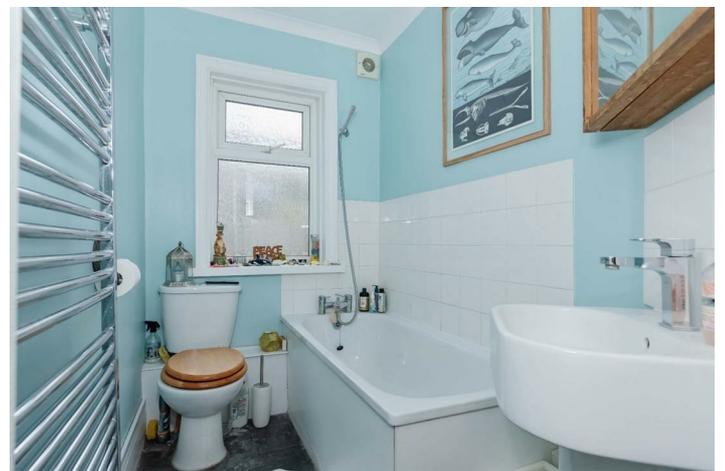
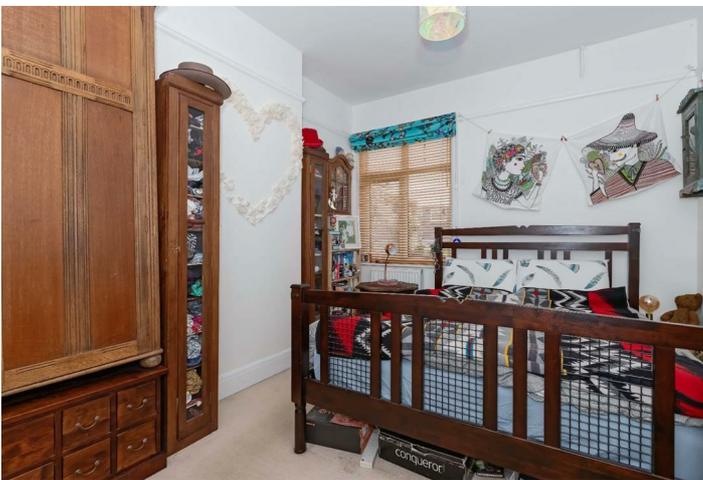
110 YEARS REMAINING ON THE LEASE

SC: AS AND WHEN

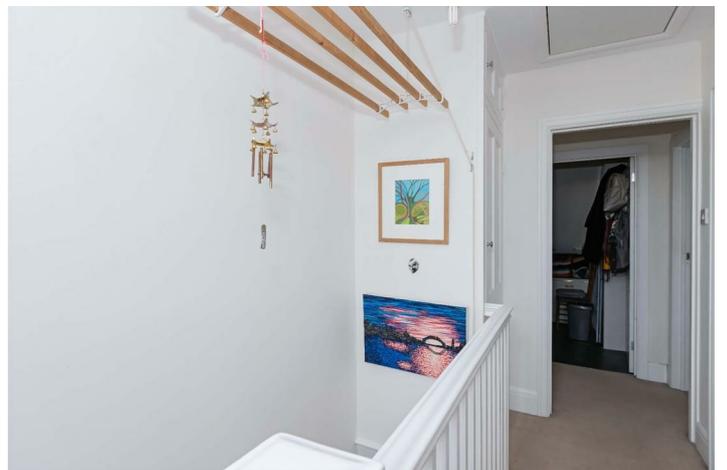
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Total area: approx. 86.3 sq. metres (928.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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.