



Offers Over
£275,000
Leasehold

St. Catherines Terrace, Hove

- MODERN TWO BEDROOM APARTMENT
- SOUTH FACING OPEN PLANNED KITCHEN / LIVING ROOM
- IDEAL FOR FIRST TIME BUYERS
- RAISED GROUND FLOOR
- HIGH CEILINGS

Robert Luff & Co are delighted to bring to market this modern two bedroom, raised ground floor apartment situated on Hove's Kingsway. This apartment has easy access to everything that this highly popular and desirable city has to offer. Located directly on the seafront, Kingsway is without doubt one of the most highly desirable roads in Hove.

Just a short walk over the Kingsway and you are on the promenade with delightful seafront walks, city cycle lanes, beach huts, water sports, independent businesses, bars and restaurants. The property is also ideally located to Hove mainline station, shops, bars and restaurants on Church Road. Other benefits include; modern kitchen and shower room, built in storage and a C rated EPC.

T: 01273 921133 E:
www.robertluff.co.uk

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



Accommodation

Agents Notes

Tenure: Leasehold 117 years remaining

Service Charge: £1000 Per Annum

Ground Rent: £100 Per Annum

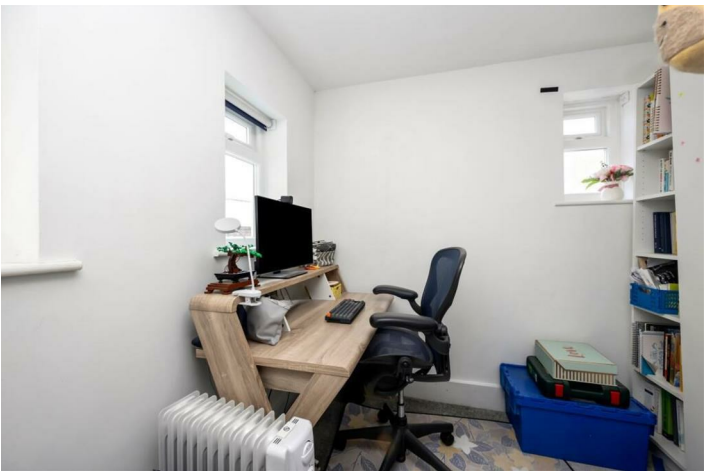
Council Tax Band: A

EPC Rating: C

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

T: 01273 921133 E:

www.robertluff.co.uk



Approximate Gross Internal Area = 52.09 sq m / 560.69 sq ft



Illustration for identification purposed only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.