



## Clarendon Road, Hove



Asking Price  
£175,000  
Leasehold

- SPACIOUS ONE BEDROOM PURPOSE BUILT APARTMENT
- WEST FACING BALCONY
- MOMENT FROM HOVE STATION
- CLOSE PROXIMITY TO LOCAL AMENITIES ON CHURCH ROAD
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT

Robert Luff & Co are delighted to bring to market this spacious one bedroom, purpose built flat with a West facing balcony. Ellen House is a stone throw away from Hove mainline station and a short walk from the many shops and boutique cafes of George Street & Church Road. There are several bus routes within walking distance giving easy access to Brighton City Centre.

Accommodation offers; Spacious living room with access to a private West facing balcony, separate kitchen, large bedroom and bathroom. Other benefits include; no onward chain and communal lift.

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

Robert  
Luff & Co  
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## Accommodation

### Agents Notes

88 Year Lease - Potential to extend subject to offer  
Service Charge - £120pcm  
Ground Rent - £10pa

### Entrance Hall

Kitchen 10'8 x 6'4 (3.25m x 1.93m)

Living Room 16'5 x 9'10 (5.00m x 3.00m)

Bedroom 15'9 x 9'3 (4.80m x 2.82m)

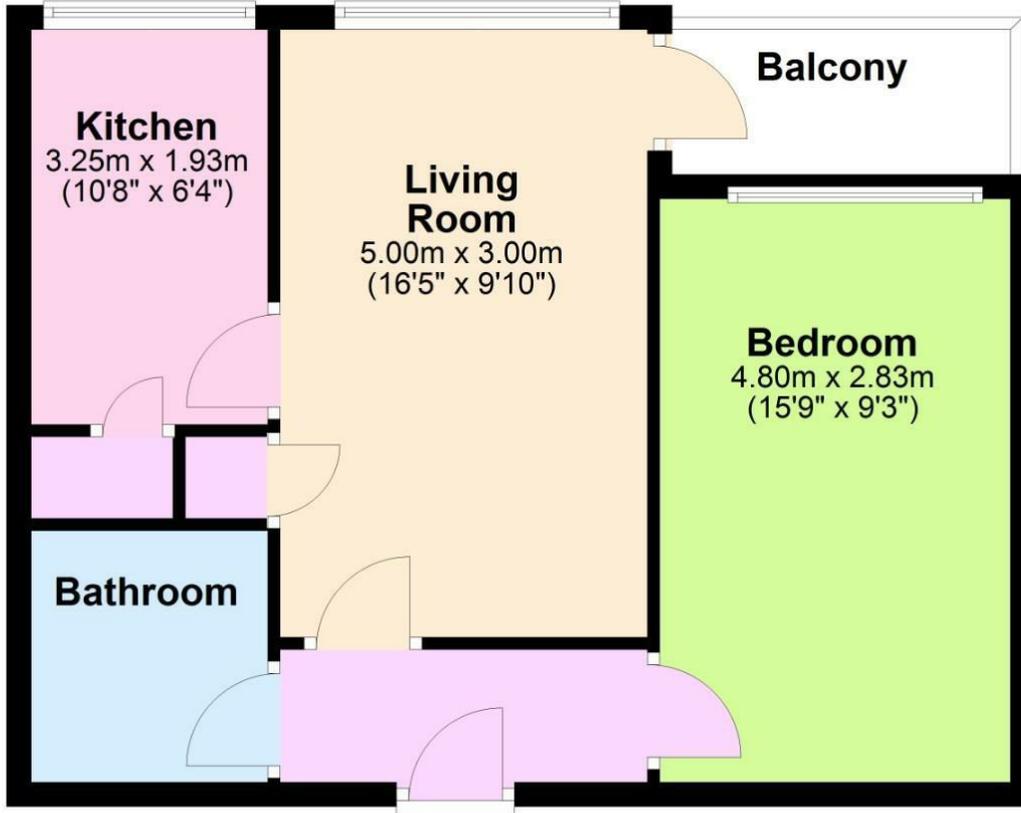
Bathroom

West Facing Balcony



## Floor Plan

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 45.2 sq. metres (486.4 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			
		69	79
<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>			
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<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.

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