



Norman Road, Hove



Asking Price
£265,000
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM GARDEN APARTMENT
- LONG LEASE
- IDEAL FIRST TIME BUY
- HIGHLY SOUGHT AFTER HOVE SEAFRONT LOCATION
- WEST FACING REAR GARDEN
- MINUTES FROM HOVE SEAFRONT

Robert Luff & Co are delighted to offer to market this one bedroom garden flat located on Norman Road just off Hove seafront. This apartment benefits from a spacious living/dining area, separate modern fitted kitchen, bedroom, modern fitted bathroom and an outstanding west facing rear garden.

Just a short walk over the Kingsway and you are on the seafront 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. The new beachfront ROCKWATER venue hosting gigs, premieres and events without the need for a car journey. In addition to this you can enjoy a roof top meal or evening drink with outstanding views.

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 5'10 x 5'2 (1.78m x 1.57m)

Lounge/Diner 15'1 x 11'7 (4.60m x 3.53m)

Bedroom 8'8 x 7'5 (2.64m x 2.26m)

Bathroom

WC

AGENTS NOTES

Leasehold - 117 Years Remaining

SC: £760.50

GR: £565 PA

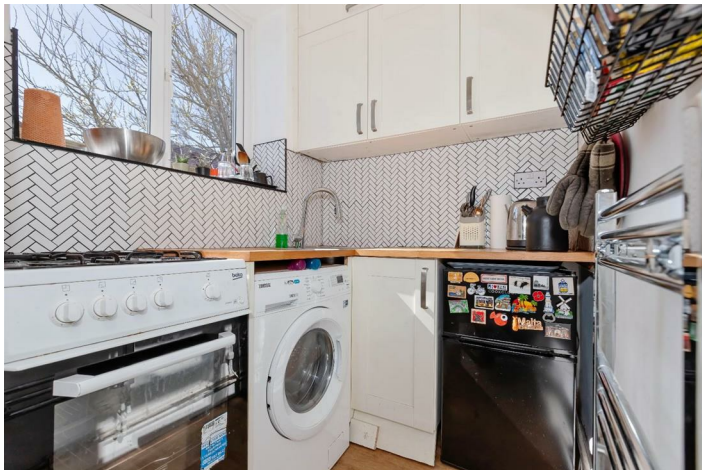
EPC: C

Council Tax Band: A

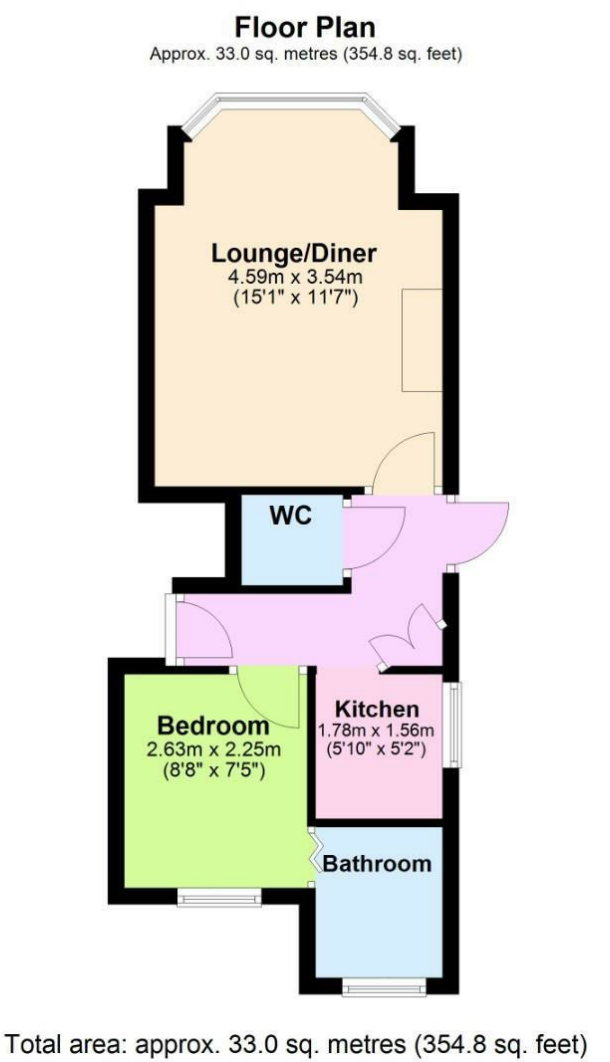
28 Blatchington Road, Hove, East Sussex, BN3 3YN


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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.