

Asking Price
£599,950
Leasehold

Salisbury Road, Hove

- A BEAUTIFULLY PRESENTED TWO BEDROOM GARDEN FLAT
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- MOMENTS FROM LOCAL AMENITIES ON CHURCH ROAD
- PRIVATE, WEST FACING REAR GARDEN
- TWO BATHROOMS
- CLOSE PROXIMITY TO HOVE STATION & HOVE SEAFRONT
- PERIOD FEATURES THROUGHOUT

Robert Luff & Co are delighted to offer to market this two bedroom, two bathroom apartment situated on the lower ground floor of a converted period building. Salisbury Road is an attractive tree lined road running between Church Road and Eaton Road. Many of Hove's amenities are within walking distance including Hove station and Hove seafront with its lawns, promenade and beach. Church Road with its vast array of restaurants, coffee shops, bars and shopping facilities are also within easy walking distance.

Accommodation offers: Spacious living/dining room, modern fitted kitchen, two bedrooms and two bathrooms. Other benefits include; a beautiful west facing rear garden, long lease and period features throughout.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 10'5 x 8'1 (3.18m x 2.46m)

Utility Room

Living Room 17'5 x 15'10 (5.31m x 4.83m)

Bedroom One 19'7 x 12 (5.97m x 3.66m)

En-Suite Shower Room

Bedroom Two 24'9 x 8'5 (7.54m x 2.57m)

Bathroom

AGENTS NOTES

150 YEAR LEASE

EPC: C

COUNCIL TAX BAND: B

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

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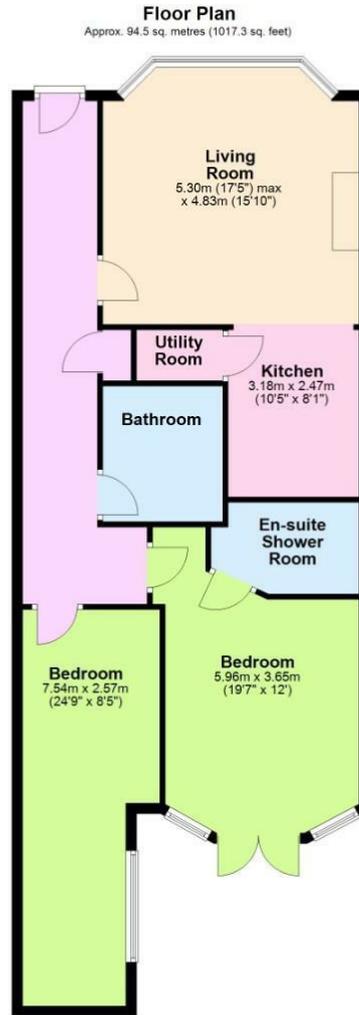


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Floorplan



Total area: approx. 94.5 sq. metres (1017.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.