



Asking Price
£170,000
Leasehold

121-123 Davigdor Road, Hove

- TWO BEDROOM APARTMENT
- PRIVATE SOUTH FACING BALCONY
- TWO COMMUNAL ROOF TERRACES
- CLOSE PROXIMITY TO BRIGHTON & HOVE STATION
- POTENTIAL TO RENT A PARKING SPACE FOR £18 PER MONTH
- MODERN DECOR THROUGHOUT
- LONG LEASE
- CLOSE PROXIMITY TO 7 DIALS
- NHBC WARRANTY

*** 35% SHARED OWNERSHIP *** Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment situated on the fifth floor of this modern block. Artisan is located on Davigdor Road which is within walking distance to Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton & Hove mainline station's with its direct links to London and is also within walking distance to central Brighton.

Accommodation offers; Open Planned Kitchen/Sitting/Dining room, Two Double Bedrooms and Family Bathroom. Other benefits include; private balcony, two stunning communal roof terraces, lift to all floors, secure bicycle storage, remainder of NHBC new build warranty and integrated Bosch appliances.

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall 11'8 x 3'8 (3.56m x 1.12m)

Kitchen/Living Area 23'5 x 11'3 (7.14m x 3.43m)

Bedroom One 14'2 x 8'11 (4.32m x 2.72m)

Bedroom Two 12'0 x 9'4 (3.66m x 2.84m)

Bathroom 9 x 6'6 (2.74m x 1.98m)

AGENTS NOTES

35% Shared Ownership

Lease: 244 Years Remaining

Rent: £756.11 monthly

Annual Service Charge: £1710.24

Council Tax: D

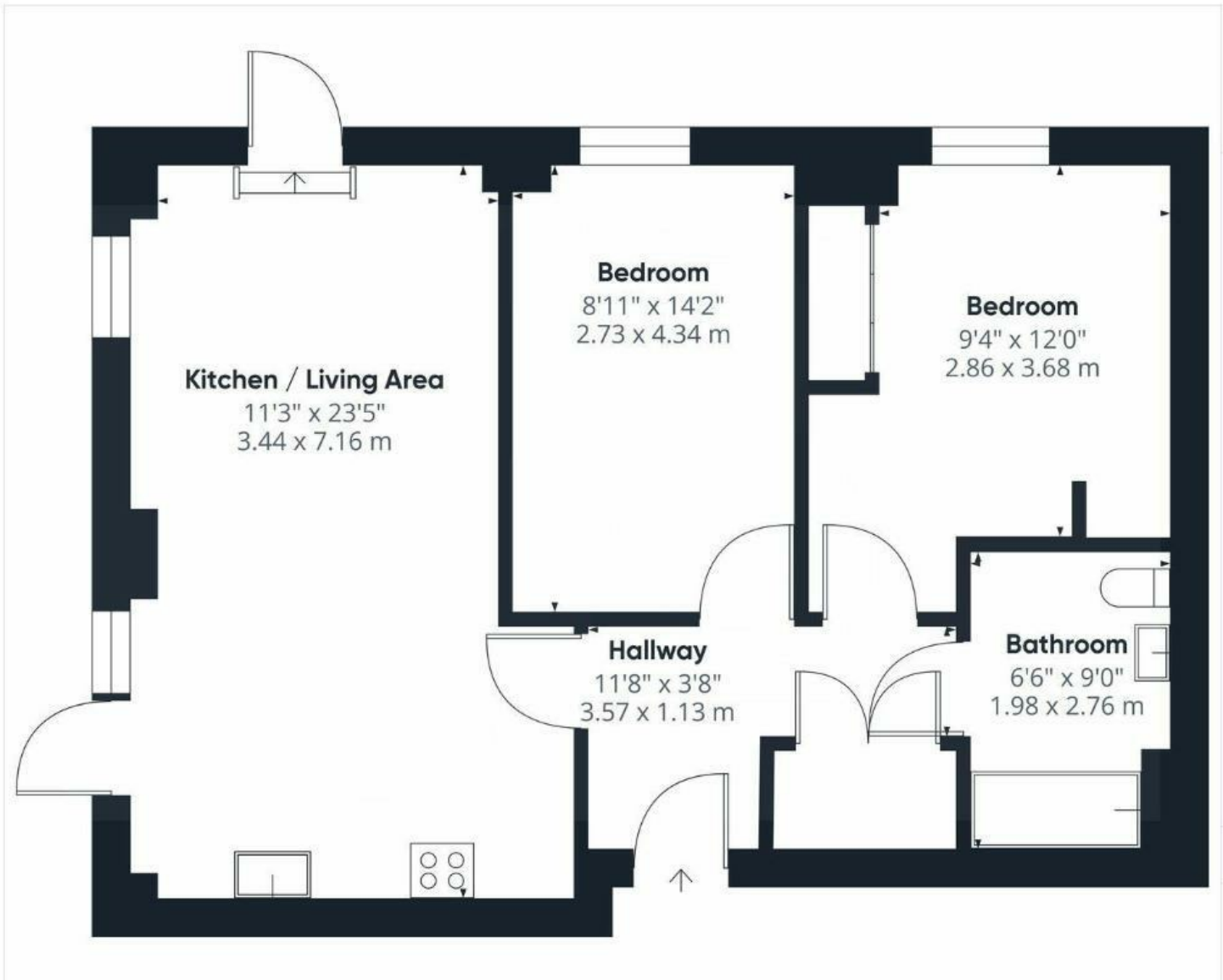
EPC: B



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.