



## Albany Villas, Hove



Asking Price  
£325,000  
Leasehold

- ONE/TWO BEDROOM APARTMENT
- UTILITY ROOM
- NEWLY FITTED KITCHEN
- PRIVATE OUTSIDE SPACE
- HEART OF HOVE
- IDEAL FOR FIRST TIME BUYERS

Robert Luff & Co are delighted to bring to market this one/two bedroom apartment located in the heart of Hove. Albany Villas is nestled between the shops and cafe's of Church Road, and Hove Lawns, you can access all parts of the city with ease, both on foot or by public transport. Church Road has numerous amenities including Tesco, coffee shops and bars as well as local cafe's and restaurants.

Accommodation offers; Two bedrooms, lounge, kitchen and a family bathroom. Other benefits include; walking distance to Hove mainline station, private outside space and a utility room.

T: 01273 921133 E:  
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## Accommodation

### Entrance Hall

Solid wood flooring, radiator, LED downlights

### Lounge / Diner 17'10" x 13'9" (5.44m x 4.20m)

Solid wood flooring, radiator, double glazed sash window, fireplace, access to outside space

### Kitchen 9'0" x 5'5" (2.74m x 1.65m)

Tiled flooring, mixture of wall and base units set under a solid wood work top, built in fridge freezer, four ring gas hob, oven, sink, window over looking outside space, LED downlights, extractor fan

### Utility

Tiled flooring, space and plumbing for washer and dryer, led downlights

### Bedroom One 9'8" x 10'4" (2.95m x 3.15m)

Carpet flooring, radiator, two x built in storage cupboards, two x double glazed windows, LED downlights

### Bedroom Two/Study 9'1" x 5'3" (2.77m x 1.60m)

Carpet Flooring, radiator, double glazed sash window, LED downlights

### Bathroom

Tiled flooring, WC, bath with overhead shower, heated towel rail, sink, LED downlights

### Rear Outside Space

Tiled patio with steps up to lawn area with flower bed

### Agents Notes

Tenure: Leasehold approx. 92 years remaining

Ground rent: £200 per year

Service charge: £888.62 per year

Reserve fund contribution: £153 per year

Council Tax: A

EPC: D

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

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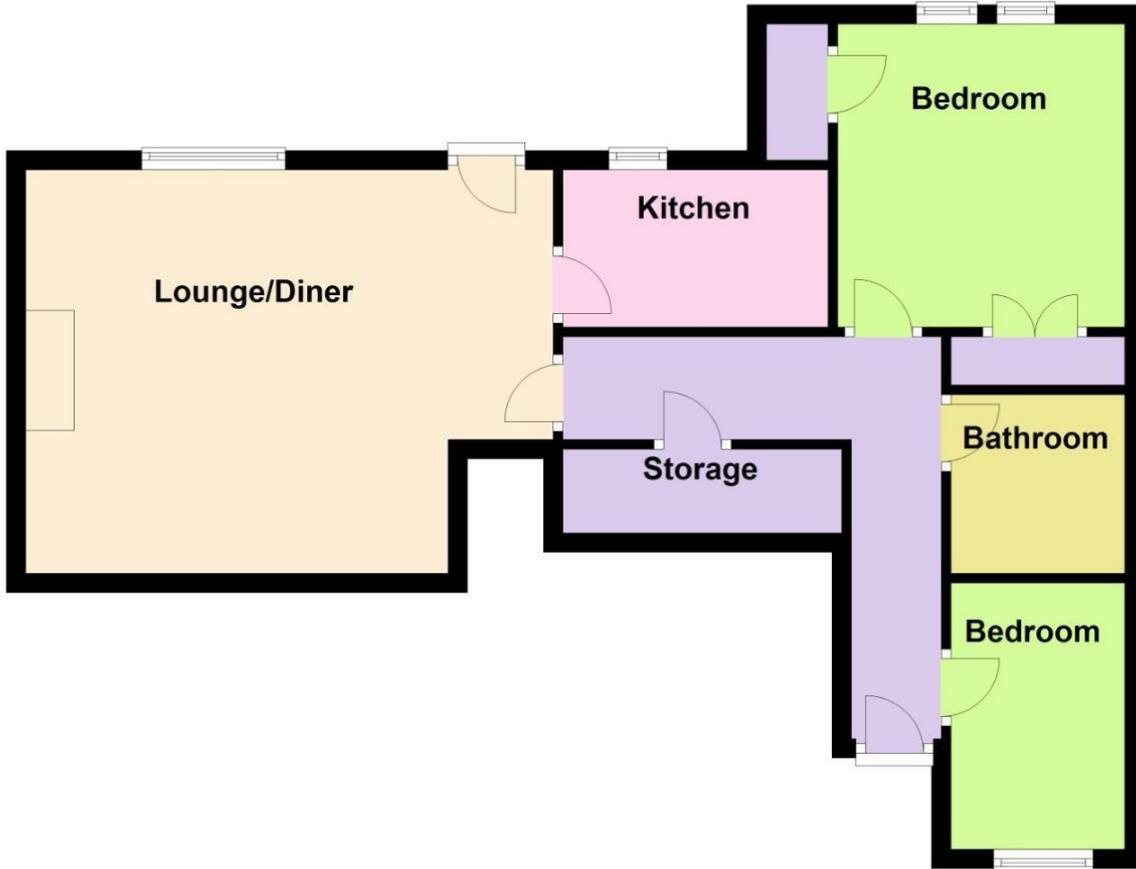
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### Floor Plan

Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 57.4 sq. metres (618.2 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			
		64	77
<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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.