



Stirling Place, Hove



Guide Price
£300,000
Share of Freehold

- TWO BEDROOM
MAISONETTE
- IDEAL FIRST TIME BUY
- WELL PRESENTED
THROUGHOUT
- TWO BATHROOMS
- HIGHLY SOUGHT AFTER
CENTRAL HOVE LOCATION
- SEPARATE KITCHEN

GUIDE PRICE £300,000 - £325,000

Robert Luff & Co are delighted to offer to market this well presented two bedroom, two bathroom maisonette ideally situated on Stirling Place in central Hove with easy access to everything that this highly popular and desirable city has to offer. This apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

There are several schools in the locality, which has a strong community spirit. Quietly tucked away from the main streets, the road boasts a gastro pub, outdoor cinema events and regular street parties.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 14 x 8'7 (4.27m x 2.62m)

Lounge/Diner 14 x 11 (4.27m x 3.35m)

Bedroom Two 13'10 x 6'1 (4.22m x 1.85m)

Bathroom

Stairs to first floor

Bedroom One 13'8 x 10'5 (4.17m x 3.18m)

Ensuite Shower Room

AGENTS NOTES

SHARE OF FREEHOLD - 999 Years from October 2000

SC: £1280.82 PA

EPC: C

COUNCIL TAX BAND: C

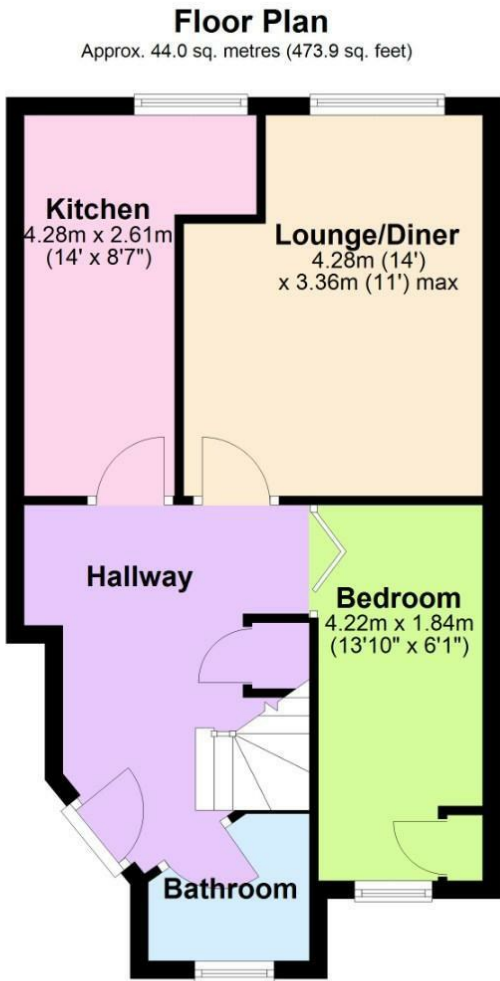
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 64.8 sq. metres (698.0 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.