



## New Church Road, Hove

Guide Price  
£325,000  
Share of Freehold

- TWO BEDROOM FLAT
- OWN STREET ENTRANCE
- LARGE SOUTH FACING GARDEN
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO PORTSLADE STATION

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*

Robert Luff & Co are delighted to bring to market this two bedroom flat located on New Church Road. The flat is situated at the Southside of New Church Road and being within easy access of Boundary Road with convenience stores, restaurants and bars. There are also regular buses that operate in the area affording access to Brighton Town Centre and beyond. Portslade Train Station is only half a mile walk with its direct service to London Victoria. Hove beaches and Lagoon also easily accessible where you can find a popular play area for children, and of course, enjoy the sea front walks.

Accommodation offers; Lounge, Kitchen, two bedrooms and a family bathroom. Other benefits include; a share of the freehold, attractive front garden, exterior storage area and a fantastic sized South facing garden.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Hall

Lounge 16'8 x 13'1 (5.08m x 3.99m)

Kitchen 9'10 x 5'2 (3.00m x 1.57m)

Bedroom One 12'9 x 11'1 (3.89m x 3.38m)

Bedroom Two 9'10 x 7'10 (3.00m x 2.39m)

### Bathroom

### Agents Notes

Lease: Remainder of 999 year lease

Service Charge: As and When

Ground Rent: N/A

EPC: D

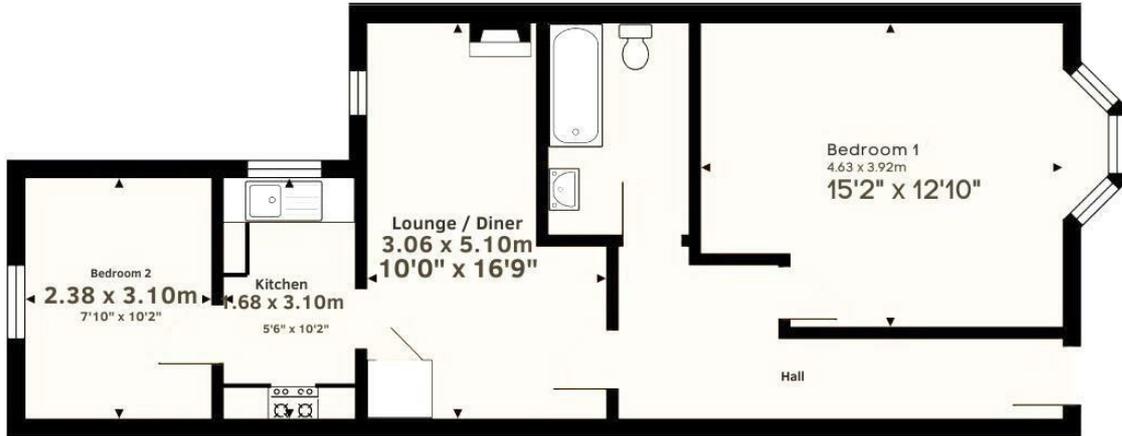
Council Tax Band: B



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# Floorplan



Total Area: 55 m<sup>2</sup> ... 592 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.