



School Road, Hove

Asking Price
£275,000
Leasehold

- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/LIVING
- ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- 150 YEAR LEASE
- CLOSE TO LOCAL AMENITIES

Robert Luff & Co are delighted to offer to market this one bedroom apartment in this exclusive new development situated in West Hove. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find the famous Palace Pier, Rockwater, British Airways I360 and Hove lawns.

The apartment benefits from an open plan kitchen/living, double bedroom, high gloss grey bathroom suite, a lift service and integrated appliances. Contact us today to secure your dream home.

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

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Accommodation

Entrance Hall

Kitchen/Living Room 26'2" x 11'5" (8 x 3.5)

High gloss white fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob and extractor. Also benefitting from quartz worktops.

Bedroom One 18'4" x 7'10" (5.6 x 2.4)

Carpeted throughout

Bathroom

Fully tiled bathroom suite with wash hand basin vanity, WC, mirrored wall and bath with shower overhead.

Storage Cupboard

Housing boiler & washing machine

AGENTS NOTES

Lease: 150 Years

Service Charge: £926.16 PA

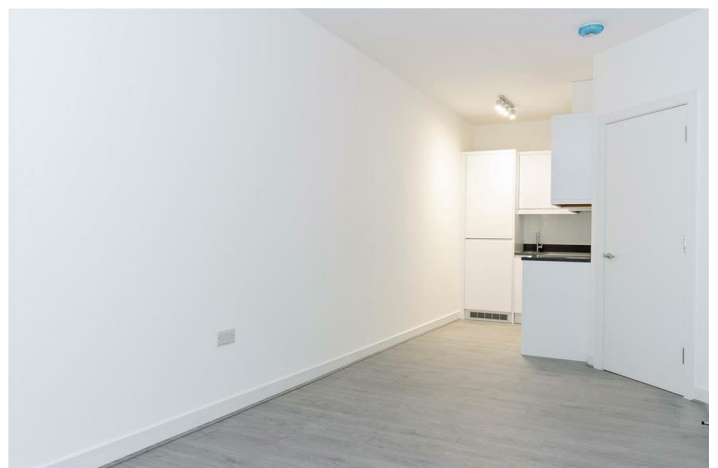
Ground Rent: £200

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: C

Council Tax Band: TBC




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


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Floorplan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.