



Clarendon Road, Hove



Offers Over
£210,000
Share of Freehold

- ONE BEDROOM FLAT
- NO ONWARD CHAIN
- MOMENTS FROM HOVE MAINLINE STATION
- RAISED GROUND FLOOR
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO LOCAL AMENITIES ON CHURCH ROAD

Robert Luff & Co are delighted to offer to market this raised ground floor one bedroom flat which is ideally situated in Clarendon Road. This apartment benefits from being just a short walk from Hove seafront with 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.

The accommodation features: Spacious Lounge, separate kitchen, bathroom and a double bedroom. Benefits include: no onward chain and a share of the freehold.

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Lounge/Diner 14'4 x 14'1 (4.37m x 4.29m)

Kitchen 11' x 6' (3.35m x 1.83m)

Bedroom 11' x 8'6 (3.35m x 2.59m)

Bathroom

Agents Notes

Tenure: Share Of Freehold With Approx 987 Years Remaining

Maintenance Fee: As & When

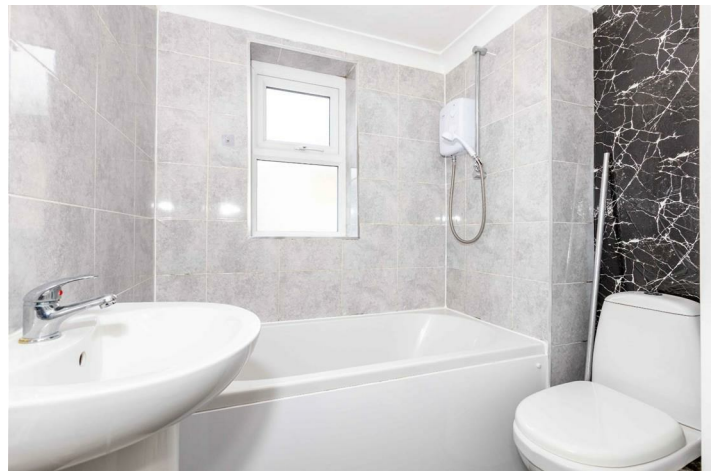
EPC Rating: C

Council Tax Band: A

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

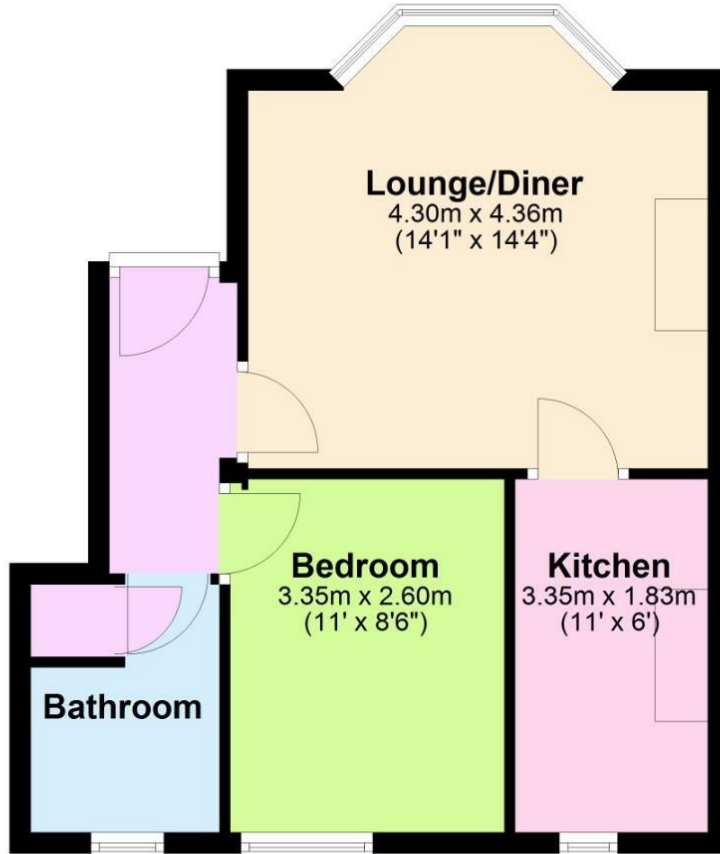
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Floor Plan

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 39.7 sq. metres (427.1 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		69	79
	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.

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