



Asking Price  
**£350,000**  
Leasehold

## Palmeira Avenue, Hove

- TWO BEDROOMS
- NO ONWARD CHAIN
- LONG LEASE
- NEWLY FITTED BATHROOM
- EPC RATING: C
- FIRST FLOOR FLAT

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment in the centre of Hove. Sandringham Lodge is located on Palmeira Avenue which is a short walk away from a wide range of local shops, cafes, bars and restaurants that can be found on Western Road, as well as being within a mile of Hove mainline railway station and easy reach to Hove seafront.

Accommodation offers : a large lounge / dining room, separate kitchen, two double bedrooms with built in storage and a modern fitted bathroom. Other benefits include: separate bicycle storage, no onward chain, a long lease, optional off street parking to rent, a communal lift and a grade C rated EPC

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

**Robert  
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## Accommodation

Entrance Hall

Lounge / Diner 13'2 x 16'9 (4.01m x 5.11m)

Kitchen 11'2 x 8'1 (3.40m x 2.46m)

Bedroom One 16'11 max x 10'5 (5.16m max x 3.18m)

Bedroom Two 10'5 x 8'11 (3.18m x 2.72m)

Bathroom

### Agents Notes

Tenure: Leasehold, approx. 143 years remaining

Maintenance: £850 Per 6 months

Council Tax Band: C

EPC Rating: C



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

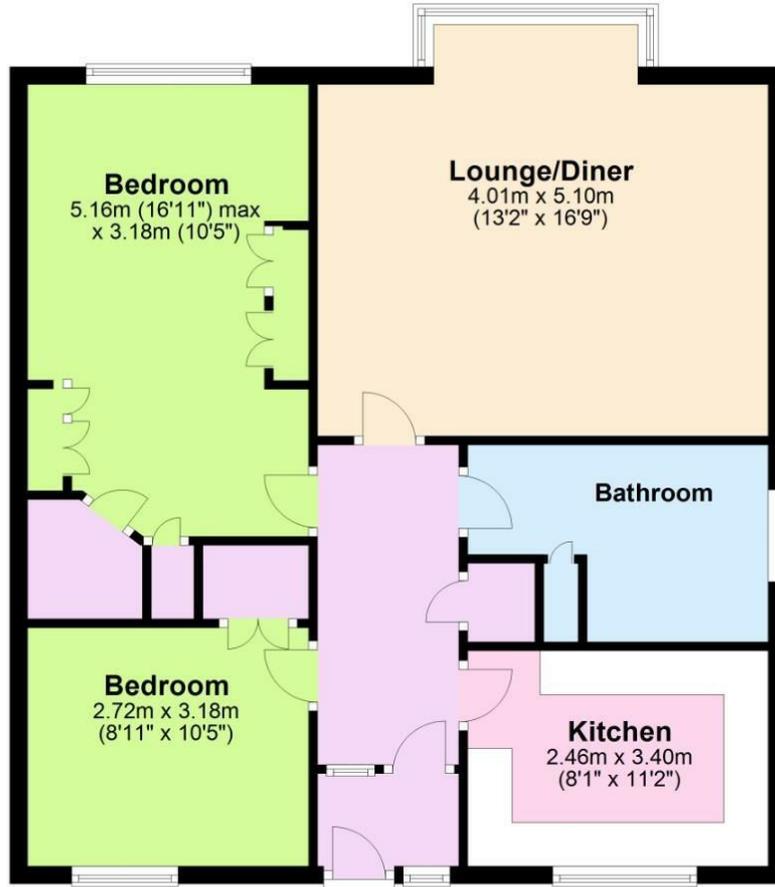
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### Floor Plan

Approx. 75.5 sq. metres (813.2 sq. feet)



Total area: approx. 75.5 sq. metres (813.2 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			
<b>England &amp; Wales</b>		72	80
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.