



## Livingstone Road, Hove



Asking Price  
£350,000  
Leasehold

- TWO BEDROOM MAISONETTE
- LONG LEASE
- POTENTIAL TO ACQUIRE FREEHOLD
- GOOD DECORATIVE ORDER THROUGHOUT
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this two bedroom maisonette situated in the ever popular Livingstone Road. Positioned in this favoured and central location, the property is within immediate proximity of Hove mainline station with direct links to London as well as the George Street market shops. The vibrant restaurant and shopping district of Church Road in central Hove is just minutes on foot, together with Hove seafront and Portland Road

Accommodation offers; Two double bedrooms, lounge, kitchen and bathroom. Other benefits include; a long lease, private on street entrance and no onward chain.

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**Robert  
Luff & Co**  
Sales | Lettings | Commercial

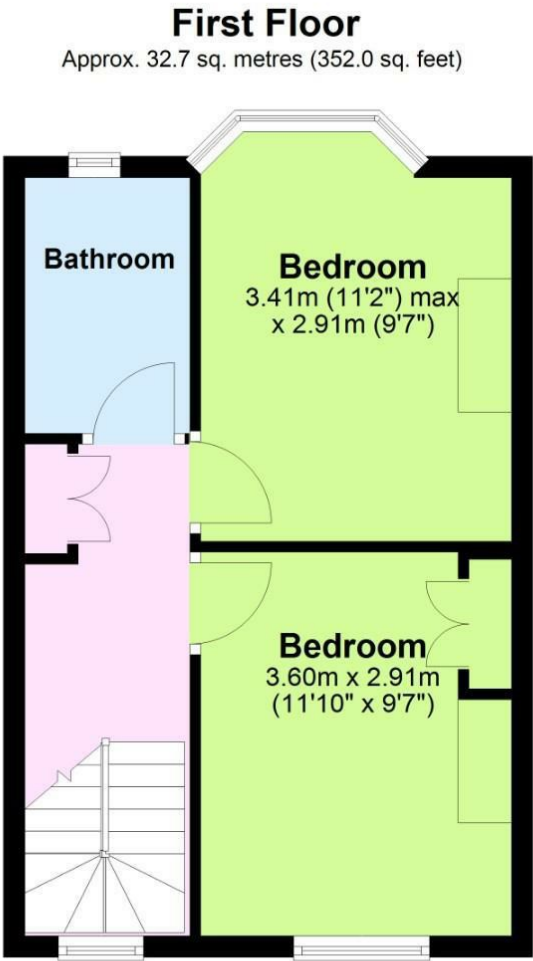
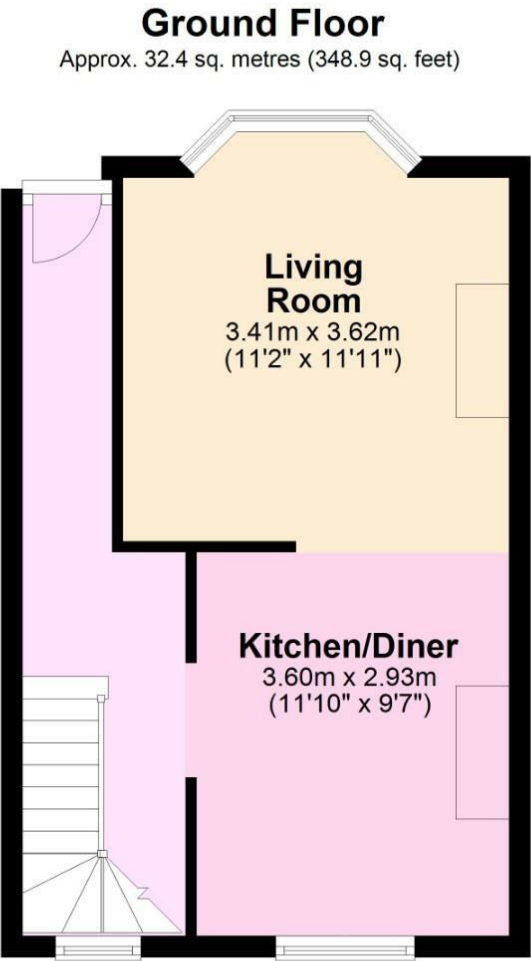


## Accommodation

### AGENTS NOTES

Maintenance Fee: as and when





Total area: approx. 65.1 sq. metres (700.9 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.