



St. Catherines Terrace, Hove

Offers Over
£275,000
Leasehold

- MODERN TWO BEDROOM APARTMENT
- RAISED GROUND FLOOR
- SOUTH FACING OPEN PLANNED KITCHEN / LIVING ROOM
- HIGH CEILINGS
- IDEAL FOR FIRST TIME BUYERS

Robert Luff & Co are delighted to bring to market this modern two bedroom, raised ground floor apartment situated on Hove's Kingsway. This apartment has easy access to everything that this highly popular and desirable city has to offer. Located directly on the seafront, Kingsway is without doubt one of the most highly desirable roads in Hove.

Just a short walk over the Kingsway and you are on the promenade with delightful seafront walks, city cycle lanes, beach huts, water sports, independent businesses, bars and restaurants. The property is also ideally located to Hove mainline station, shops, bars and restaurants on Church Road. Other benefits include; modern kitchen and shower room, built in storage and a C rated EPC.

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

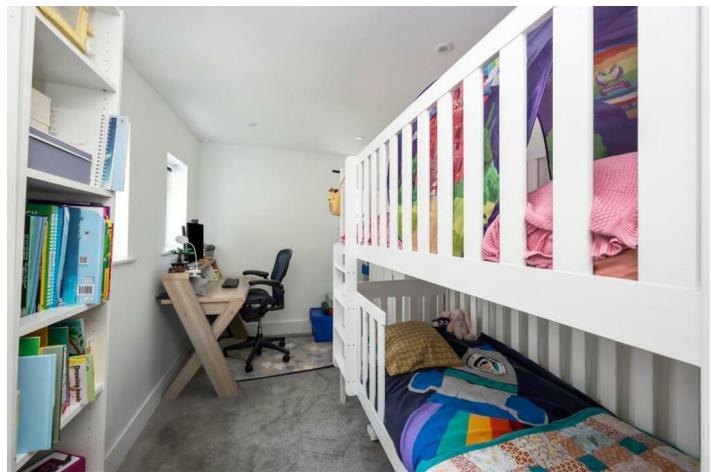


Accommodation

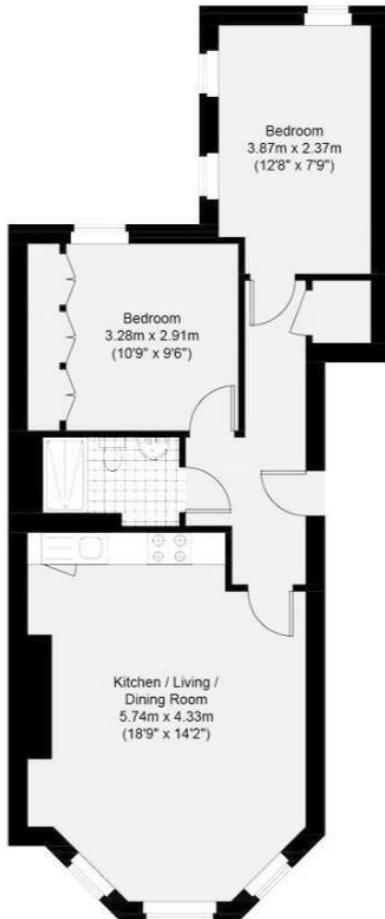
Agents Notes

Tenure: Leasehold 117 years remaining
Service Charge: £1000 Per Annum
Ground Rent: £100 Per Annum
Council Tax Band: A
EPC Rating: C





Approximate Gross Internal Area = 52.09 sq m / 560.69 sq ft



St Catherines Terrace



Ground Floor Flat
Approximate Floor Area
560.69 sq ft (52.09 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	74	80	(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		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.