



## Davigdor Road, Hove



Asking Price  
**£235,000**  
Share of Freehold

- ONE BEDROOM APARTMENT
- IDEAL CENTRAL HOVE LOCATION
- PERFECT FIRST TIME BUY
- SHARE OF FREEHOLD
- GREAT DECORATIVE ORDER THROUGHOUT

This stunning central Hove apartment has easy access to everything that this highly popular and desirable city has to offer. Located on Davigdor Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also ideally located to Hove mainline station with its direct links to London, Seven Dials and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park, St Ann's Well Park and Hove Recreation Ground.

This well presented apartment occupies part of this delightful period building. The accommodation features: Entrance hall, Open plan kitchen/living room, bedroom and contemporary bathroom. Further benefits include: Share of freehold and period features.

T: 01273 921133 E:  
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**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen / Living Room 16'4" x 11'9" (5.0 x 3.60)

Bedroom 9'6" x 7'10" (2.90m x 2.39m)

Bathroom 6'10" x 5'6" (2.08m x 1.68m)

### Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: £1200 Per Annum

EPC Rating: D

Council Tax Band: A



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Approximate Gross Internal Area = 30.07 sq m / 323.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary 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>		65	76
(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>		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.