



Guide Price
£350,000
Leasehold

Blatchington Road, Hove

- A MODERN FITTED TWO BEDROOM, TWO BATHROOM APARTMENT
- NO ONWARD CHAIN
- 125 YEAR LEASE
- PAVED, PRIVATE REAR GARDEN
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- IDEAL FIRST TIME BUY

GUIDE PRICE £350,000 - £375,000

Robert Luff & Co are delighted to bring to market this beautifully presented two bedroom garden apartment in the heart of Hove. Located on Blatchington Road within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre.

Accommodation comprises of Modern fitted kitchen, living room, two double bedrooms, two bathrooms and paved rear garden. Other benefits include no onward chain and a 125 year lease.

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Accommodation

Entrance Hall

Kitchen 13'1 x 6'7 (3.99m x 2.01m)

Living Room 11'2 x 10'6 (3.40m x 3.20m)

Bedroom One 12'6 x 11'9 (3.81m x 3.58m)

En-Suite Shower Room

Bedroom Two 13'1 x 8'8 (3.99m x 2.64m)

Bathroom

Private Rear Garden

AGENTS NOTES

125 YEAR LEASE

EPC: C

COUNCIL TAX: B

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Floor Plan
Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 52.0 sq. metres (559.9 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		78	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.