



Glebe Villas, Hove

Offers In Excess Of
£350,000
Leasehold

- TWO BEDROOM GARDEN • IDEAL FIRST TIME BUY APARTMENT
- GOOD DECORATIVE ORDER THROUGHOUT
- LONG LEASE
- CLOSE TO HOVE SEAFRONT

Robert Luff & Co are delighted to offer to market this two bedroom garden apartment ideally situated on Glebe Villas in Hove. 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 in close proximity to Portslade Train Station and Church Road with its variety of bars, restaurants, cafes and local independent shops. This ideal first time buy benefits from two bedrooms, modern fitted bathroom & kitchen, living area and a west facing rear garden.

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

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Accommodation

Entrance Hall

Front door leading to hall. Two storage cupboards. Herringbone solid wood floor.

Kitchen 12'00 x 6'49 (3.66m x 1.83m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in oven. Built in gas hob with extractor fan over. Double-glazed window to rear. Door to side of garden. Storage cupboard housing boiler.

Lounge 15'92 x 11'95 (4.57m x 3.35m)

Double-glazed window to front with shutters. Radiator. Solid wood herringbone floor.

Bedroom One 12'00 x 11'98 (3.66m x 3.35m)

Double-glazed window with shutters. Radiator. Built in wardrobe.

Bedroom Two 10'86 x 8'97 (3.05m x 2.44m)

Double-glazed window. Radiator. Built in wardrobe.

Bathroom

Panel enclosed bath with mixer tap and shower over. Low level flush WC. Wash hand basin set into vanity. Heated towel rail. Double-glazed window to rear. Extractor fan.

Rear Garden

Paved rear garden with raised hot tub area.

AGENTS NOTES

Lease: 140 Years Approx
Service Charge: £1650 PA
Ground Rent: £175 PA
Council Tax: B
EPC: C



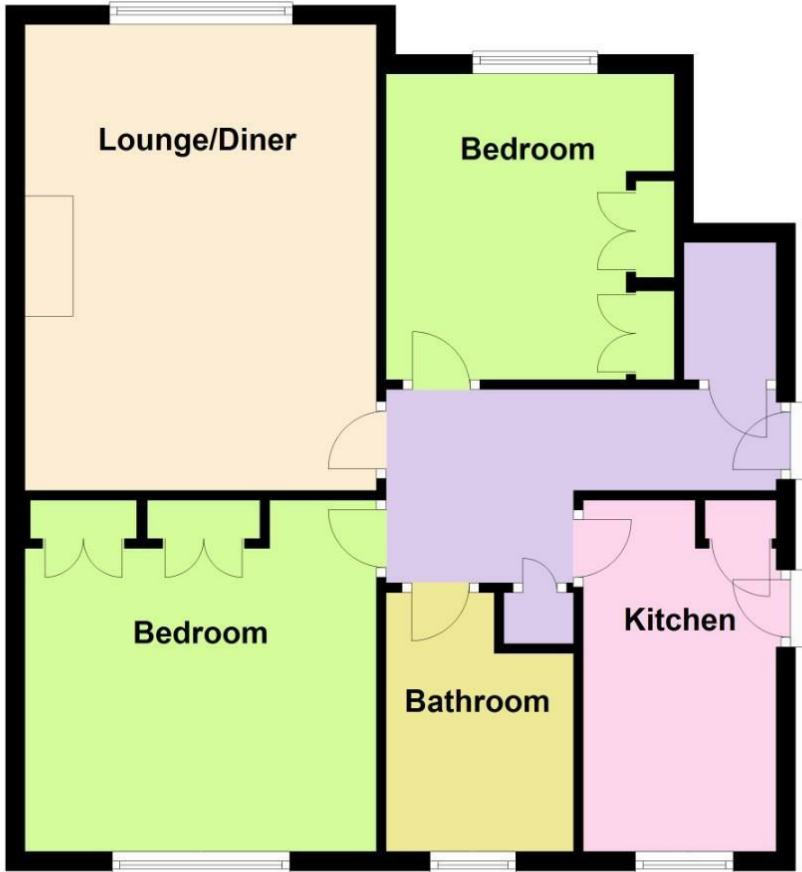
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Floor Plan

Approx. 63.1 sq. metres (679.4 sq. feet)



Total area: approx. 63.1 sq. metres (679.4 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 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.