



## Blatchington Road, Hove

Offers In Excess Of  
£300,000  
Leasehold

- TWO BEDROOM MAISONETTE
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- LARGE SEPARATE KITCHEN
- IDEAL FIRST TIME BUY OR INVESTMENT

Robert Luff & Co are delighted to bring to market this large two bedroom maisonette, with a private garden 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; Separate kitchen, living room, two double bedrooms, family bathroom and a two tiered private rear garden. This property benefits from having no onward chain and a newly extended lease on completion

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Bedroom One 11'5" x 11'3" (3.49 x 3.43)

Bedroom Two 11'3" x 10'7" (3.45 x 3.23)

Bathroom

Stairs Leading To Lower Ground Floor

Living Room 15'4" x 9'7" (4.69 x 2.93)

Kitchen 11'5" x 11'3" (3.49 x 3.43)

Storage Cupboard

### Agents Notes

Tenure: New Lease On Completion

Service Charge: As & When

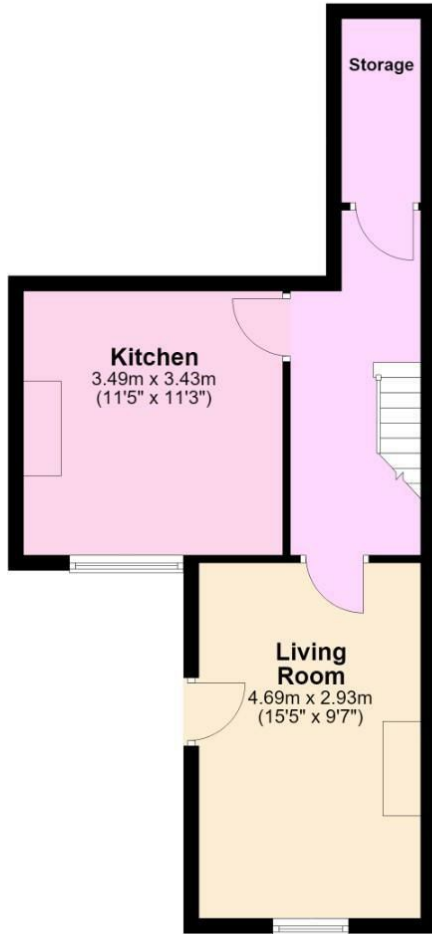
EPC Rating:



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertyluff.co.uk](http://www.robertyluff.co.uk)

**Split Level Lower Ground Floor**

Approx. 36.1 sq. metres (388.8 sq. feet)



**Split Level Ground Floor**

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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>			
(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.