



## Blatchington Road, Hove



Guide Price  
£400,000  
Share of Freehold

- THREE BEDROOMS, TWO BATHROOM
- SPANNING OVER 900 SQFT
- SHARE OF FREEHOLD
- RECENTLY RENOVATED
- NO ONWARD CHAIN
- SOUTH FACING KITCHEN/LIVING ROOM

\*\*\*GUIDE PRICE: £400,000 - £425,000\*\*\*

Robert Luff & Co are delighted to bring to market this recently renovated three bedroom, two bathroom maisonette 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; South facing open planned kitchen/living room, three bedrooms, one ensuite and a shower room. Other benefits include; a share of the freehold and no onward chain

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

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Agent Notes

Tenure: Share Of Freehold

Maintenance Fee: As & When

Council Tax Band: A

EPC Rating: TBC

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

T: 01273 921133 E:

[www.robertluff.co.uk](http://www.robertluff.co.uk)







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		
England & Wales		
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		
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.