



Clarendon Road, Hove



Asking Price
£175,000
Leasehold

- ONE BEDROOM APARTMENT
- NO ONWARD CHAIN
- STUNNING VIEWS
- PRIVATE SOUTH FACING BALCONY
- MOMENTS FROM HOVE MAINLINE STATION

Robert Luff & Co are delighted to bring to market this spacious one bedroom, purpose built flat with a South facing balcony. Livingstone House is a stone throw away from Hove mainline station and a short walk from the many shops and boutique cafes of George Street & Church Road. There are several bus routes within walking distance giving easy access to Brighton City Centre.

Accommodation offers; South facing living room with access to a private South facing balcony, separate kitchen, large South facing bedroom and a shower room. Other benefits include; no onward chain, far reaching views towards the sea and a communal lift.

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

Robert
Luff & Co
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Accommodation

Agents Notes

Tenure: Leasehold 81 Years Remaining

Service Charge: £1086.84 Per Annum

EPC Rating: TBC

Council Tax Band: A

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

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Floor Plan

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 47.2 sq. metres (507.7 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.