



Offers In Excess Of
£185,000
Share of Freehold

Clarendon Road, Hove

- ONE BEDROOM APARTMENT
- HIGHLY SOUGHT AFTER HOVE LOCATION
- CLOSE PROXIMITY TO HOVE STATION & LOCAL AMENITIES
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT

Robert Luff & Co are delighted to offer for sale this one bedroom apartment that is an ideal first time purchase or buy to let investment and is situated in the heart of Hove. This one bedroom apartment is located on Clarendon Road, close to all local amenities including Hove mainline station, Church Road with its variety of Restaurants, bars, cafes and shops and George Street.

This apartment benefits from being in good decorative order throughout and comprises open plan living/room kitchen, double bedroom and bathroom.

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

**Robert
Luff
& Co**
Sales | Lettings | Commercial



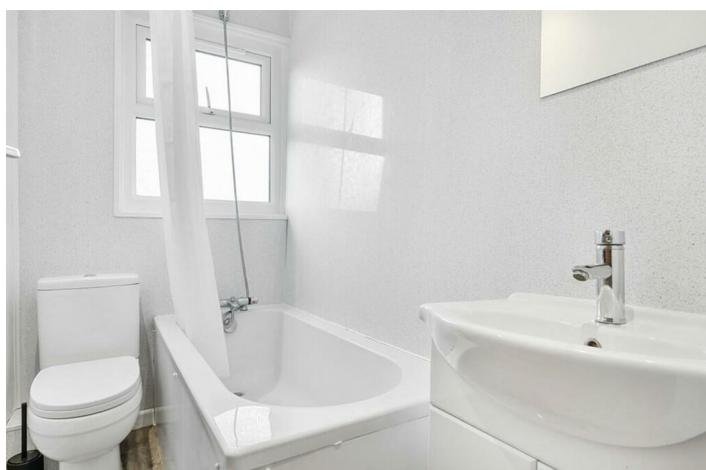
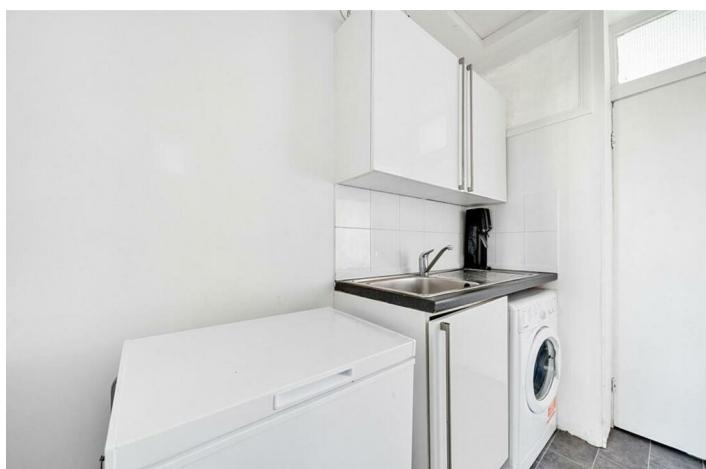
Accommodation

Entrance Hall

Kitchen/Living Area 12'9 x 10'1 (3.89m x 3.07m)

Bedroom 11'1 x 9'4 (3.38m x 2.84m)

Bathroom



Floor Plan

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 27.2 sq. metres (292.4 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.