



Sackville Road, Hove



Guide Price
£275,000
Share of Freehold

- A WELL PRESENTED ONE BEDROOM GARDEN FLAT
- WEST FACING REAR GARDEN & EAST FACING FRONT GARDEN
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- SHARE OF FREEHOLD
- KITCHEN/DINER & ADDITIONAL LIVING AREA
- CLOSE PROXIMITY TO HOVE STATION & LOCAL AMENITIES ON CHURCH ROAD

*** GUIDE PRICE £275,000 - £300,000 ***

Robert Luff & Co are delighted to offer to market this beautifully presented one bedroom lower ground floor apartment perfectly positioned in the heart of Hove. Situated on Sackville Road, the property enjoys a prime central location with easy access to all the amenities that Hove has to offer.

Just a short stroll away is Hove seafront, where you can enjoy scenic coastal walks, cycle paths, much-loved Rockwater venue, Babble & Padel Courts. For commuters, Hove mainline station is within walking distance, providing direct links to London. The apartment is also close to Church Road, home to an array of cafes, restaurants, bars, and a selection of independent shops.

Accommodation offers; kitchen/dining area, separate living area, double bedroom and fitted shower room. Other benefits include; Share of freehold, West facing rear garden and an East facing front garden.

**Robert
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Accommodation

East Facing Front Garden

Entrance Hall

Kitchen/Diner 26'5 x 9'8 (8.05m x 2.95m)

Living Room 17'1 x 12'8 (5.21m x 3.86m)

Bedroom 13'7 x 10'8 (4.14m x 3.25m)

Shower Room

West Facing Rear Garden

AGENT NOTES

SHARE OF FREEHOLD - REMAINDER OF 999 YEAR LEASE

SC: £2560 PA

EPC: C

COUNCIL TAX: A

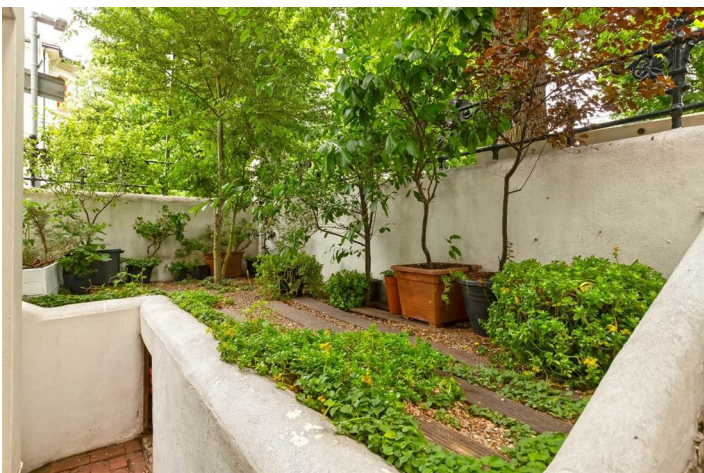
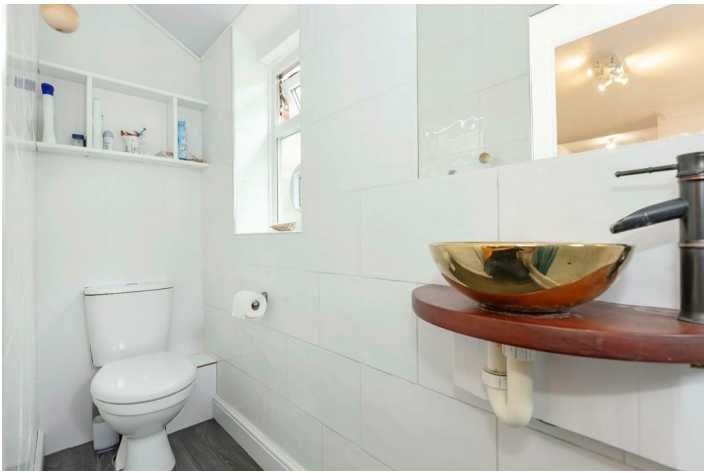
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Total area: approx. 57.4 sq. metres (617.4 sq. feet)

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			
		70	79
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.