



Sheridan Terrace, Hove



Asking Price
£350,000
Leasehold

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING: C
- TWO SHOWER ROOMS
- GAS/WATER UNDERFLOOR HEATING THROUGH OUT
- POPULAR POETS CORNER LOCATION

Robert Luff & Co are delighted to bring to market this recently renovated two bedroom apartment located in Poets Corner. Situated on Sheridan Terrace this top floor flat benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Reception room, separate kitchen, two double bedrooms, one en-suite and one shower room. Other benefits include; wet underfloor heating throughout, no onward chain, communal gardens and balcony.

Robert
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Accommodation

Entrance Hall

Reception Room 12'1 x 11'4 (3.68m x 3.45m)

Kitchen 10'3 x 10'1 (3.12m x 3.07m)

Bedroom One 11'4 x 9'10 (3.45m x 3.00m)

En-Suite

Bedroom Two 9'10 x 7'7 (3.00m x 2.31m)

Shower Room

Agents Notes

Tenure: Leasehold--New Lease On Completion

Maintenance Fee: £1200 Per Annum

Ground Rent: £50

EPC Rating: C

Council Tax: B



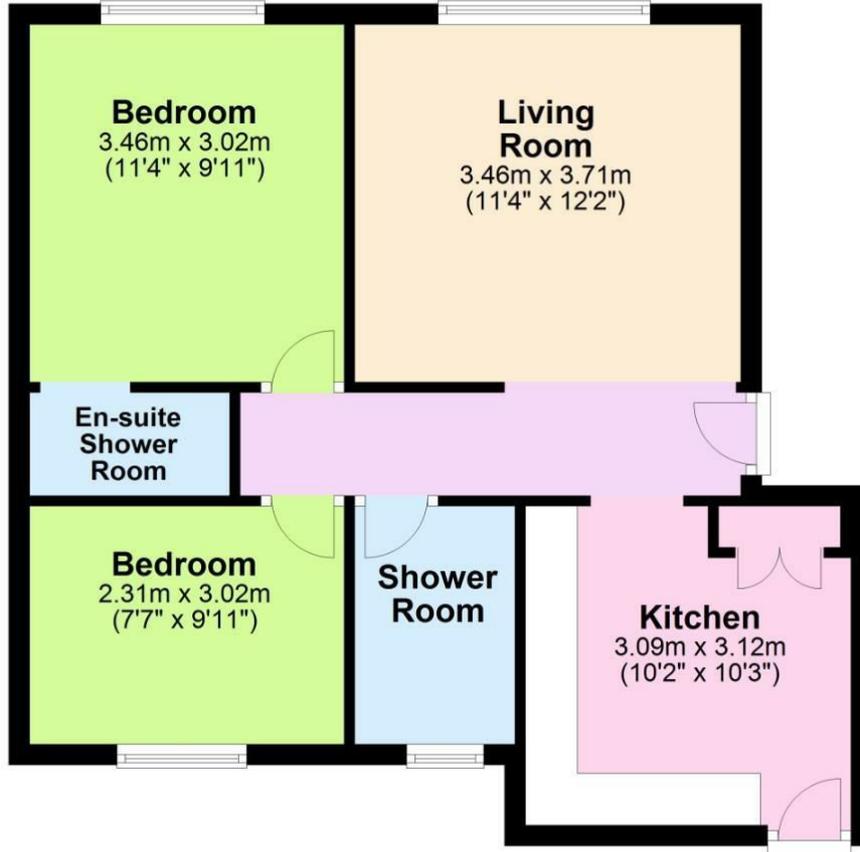
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Floor Plan

Approx. 52.5 sq. metres (564.7 sq. feet)



Total area: approx. 52.5 sq. metres (564.7 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		78	80
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.