



Offers In Excess Of
£200,000
Share of Freehold

School Road, Hove

- A BEAUTIFULLY PRESENTED STUDIO APARTMENT
- SEPERATE BEDROOM AREA
- MODEN DECOR THROUGHOUT
- BUILT IN 2021
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Robert Luff & Co are delighted to offer to market this studio apartment occupying part of the first floor in this exclusive new development, built in 2021. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rockwater and Hove lawns.

The apartment itself benefits from open plan kitchen living, separate bedroom area and modern fitted shower room. Also benefitting from a share of freehold & a remainder of a 10 year warranty.

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

**Robert
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Accommodation

Kitchen/Lounge/Diner 12'11 x 11'10 (3.94m x 3.61m)

Bedroom Area 11'10 x 9 (3.61m x 2.74m)

Shower Room

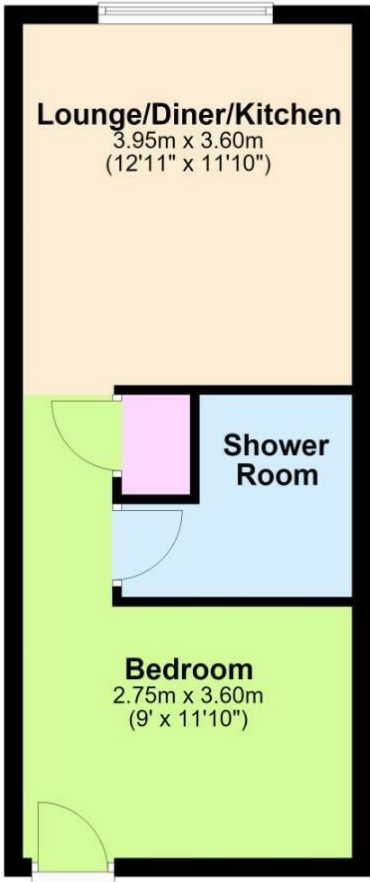
AGENTS NOTES

Share Of Freehold - 121 Years remaining on the lease
SC: £784.22 PA



28 Blatchington Road, Hove, East Sussex, BN3 3YN
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Floor Plan
Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 32.7 sq. metres (352.3 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.