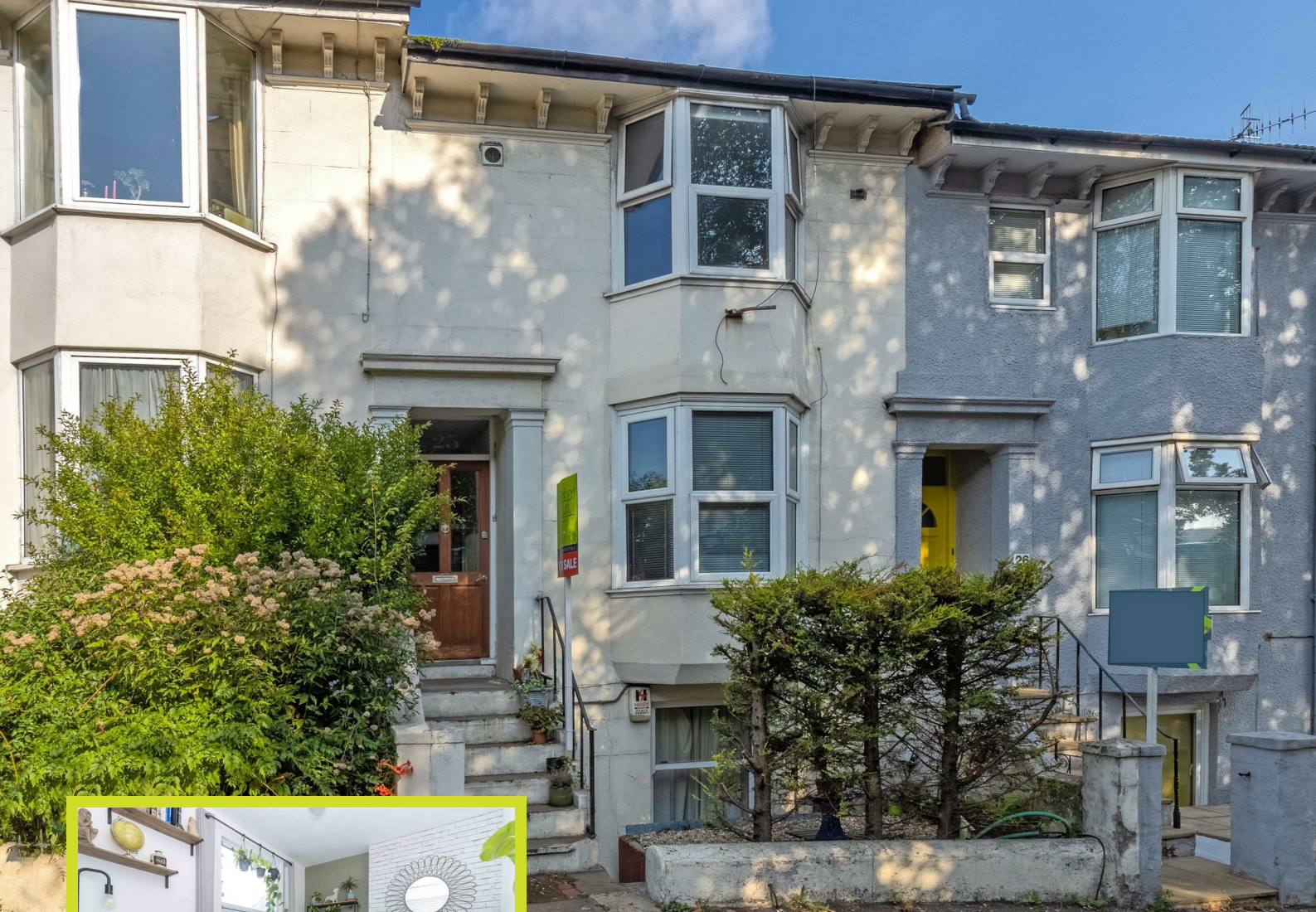




Offers In Excess Of
£160,000
Leasehold

New England Road, Brighton

- Modern fitted studio apartment
- Perfect first time buy or investment
- Close to local amenities
- Ideal central Brighton location
- Minutes from Brighton Station

Robert Luff & Co are delighted to offer to market this ground floor studio apartment ideally situated in this highly sought after 7-Dials location, with Brighton Station only minutes away. With local shops, pubs, bakers and the city centre within walking distance, this property is ideal for first time buyers or investment buyers alike. Accommodation offers studio room, separate modern fitted kitchen and a stylish newly refurbished bathroom.

**Photos were taken before tenants moved in

T: 01273 921133 E:
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Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Main Studio Room 15'89" x 8'0" (4.57m x 2.44m)

Carpeted flooring, electric heating, double glazed window to rear and under stair storage.

Kitchen 9'10 x 8'41 (3.00m x 2.44m)

Modern fitted kitchen with base units, built in oven, hob and extractor fan, space for washing machine, fridge freezer and double glazed window to side.

Bathroom

Fully tiled suite with WC, wash hand basin, bath with shower overhead, double glazed window to rear and extractor fan.

Agents Notes

Tenure: Leasehold, 90 Years Remaining

Maintenance Fee: £600 Per Year

Ground Rent: £200 Per Year

EPC: D

Council Tax Band: A

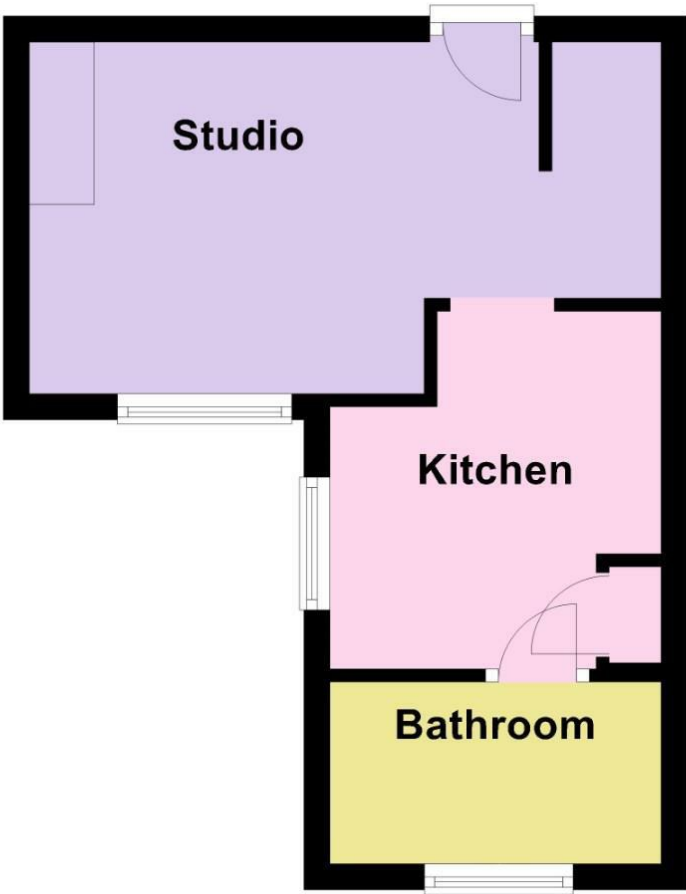


28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Floor Plan



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.