



Portland Road, Hove



Guide Price
£325,000
Leasehold

- A BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- PRIVATE SOUTH FACING BALCONY
- FANTASTIC VIEWS
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- LONG LEASE

GUIDE PRICE ***£325,000 - £350,000***

Robert Luff & Co are delighted to offer to market this two bedroom apartment on the second floor of this exclusive new development. 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 with fantastic views, two spacious bedrooms and family bathroom. Also benefitting from a south facing balcony and a long lease.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen/Living Room 20'11 x 12'1 (6.38m x 3.68m)

Bedroom One 11'9 x 9'2 (3.58m x 2.79m)

Bedroom Two 10'5 x 9'10 (3.18m x 3.00m)

Bathroom

South Facing Balcony

AGENTS NOTES

SC: £1400 PA

GR: £250 PA

117 YEARS REMAINING ON THE LEASE

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

T: 01273 921133 E:

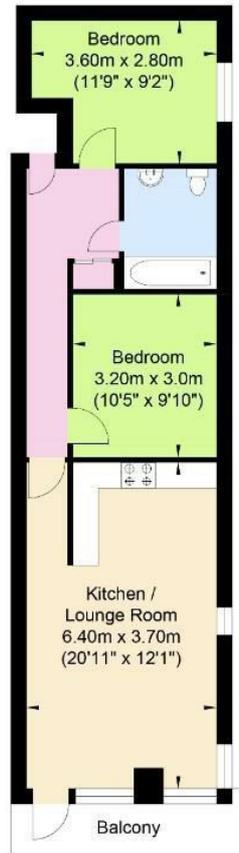
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Portland Road



Approximate Floor Area
586.31 sq ft
(54.47 sq m)

Approximate Gross Internal Area = 54.47 sq m / 586.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.