



Sackville Road, Hove



Offers In Excess Of
£285,000
Leasehold

- ONE BEDROOM FLAT
- PRIVATE WEST FACING REAR GARDEN
- GROUND FLOOR
- NO ONWARD CHAIN
- REAR ACCESS
- LARGE SEPARATE KITCHEN

Robert Luff & Co are delighted to offer to market this ground floor one bedroom garden flat ideally situated in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Sackville Road this apartment benefits from being just a short walk from Hove seafront with delightful 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 and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Entrance hall, lounge, large separate kitchen with access to private west facing garden, double bedroom and a bathroom. Other benefits no onward chain and rear access to the garden

**Robert
Luff & Co**
Sales | Lettings | Commercial

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



Accommodation

Agents Notes

Tenure: Leasehold: Approx 102 Years Remaining

Maintenance Fee:

EPC Rating: D

Council Tax Band: B

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Ground Floor
Approximate Floor Area
602.13 sq ft
(55.94 sq m)

Approximate Gross Internal Area (Including Outbuilding) = 55.94 sq m / 602.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.