



New Church Road, Hove

Asking Price

£260,000

Share of Freehold

- A WELL PRESENTED TWO BEDROOM APARTMENT
- PRIVATE SOUTH FACING BALCONY
- FOURTH FLOOR AND BENEFITTING FROM DELIGHTFUL VIEWS
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to bring to market this two bedroom apartment located in the ever sought after Rutland Court, positioned on New Church Road very close to Hove Lawns, Rockwater and the Lagoon on the Kingsway. Church Road with its variety of bars, restaurants, cafes and local independent shops is also in close proximity.

Accommodation currently offers; Fitted kitchen, living area with access to private south facing balcony with fantastic views, two bedrooms and fitted shower room. Other benefits include share of the freehold and no onward chain.

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Accommodation

Entrance Hall

Kitchen 10'4 x 6 (3.15m x 1.83m)

Lounge/Diner 15'8 x 11'2 (4.78m x 3.40m)

Bedroom One 13'10 x 9'8 (4.22m x 2.95m)

Bedroom Two 10'4 x 8'3 (3.15m x 2.51m)

Shower Room

South Facing Balcony

AGENTS NOTES

Tenure: Share of Freehold
100 years remaining
Service Charge - £3,327.14 pa - including heating & hot water
Ground Rent - £200 pa
Reserve Fund - £494.14 pa
EPC rating - D
Council Tax - B







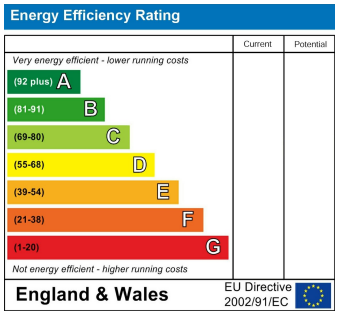
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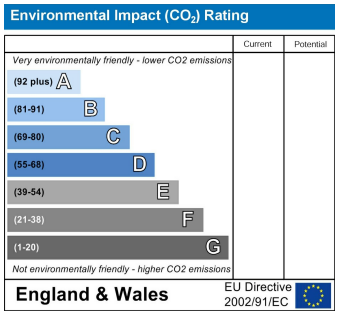
Floor Plan

Approx. 55.5 sq. metres (597.7 sq. feet)



Total area: approx. 55.5 sq. metres (597.7 sq. feet)





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.