



## Tisbury Road, Hove



Asking Price  
£200,000  
Leasehold

- SPACIOUS STUDIO FLAT
- PRIVATE OUTDOOR SPACE
- NO ONWARD CHAIN
- 44 SQ.M
- CLOSE PROXIMITY TO HOVE STATION

Robert Luff & Co are delighted to bring to market this spacious studio flat situated on the lower ground floor of this converted Victorian townhouse. Tisbury Road is a beautiful, tree lined road located in the heart of Hove and is just a few minutes' walk from trendy Church Road, with its fine array of local shops, restaurants, galleries, supermarkets, cafes and bars. Hove seafront is less than half a mile away and the mainline railway station is also within half a mile.

Accommodation offers; Open planned kitchen / lounge / studio room and a spacious bathroom. Other benefits include; a long lease, no onward chain and a private courtyard.

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

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Entrance Hall

Open Plan Living/Studio Room 30 x 15'4 (9.14m x 4.67m)

Kitchen 9'7 x 4'10 (2.92m x 1.47m)

### Bathroom

### Agents Notes

Tenure: Leasehold Approx 107 Years Remaining

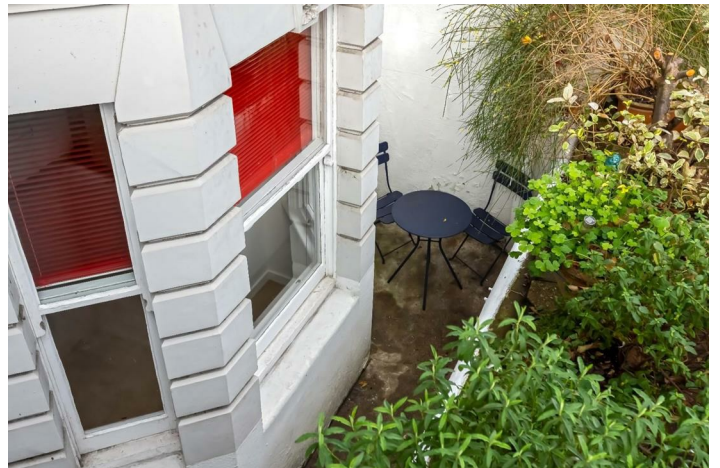
Service Charge: £1,291.00 Per Annum

Ground Rent: £100 Per Annum

EPC Rating: D

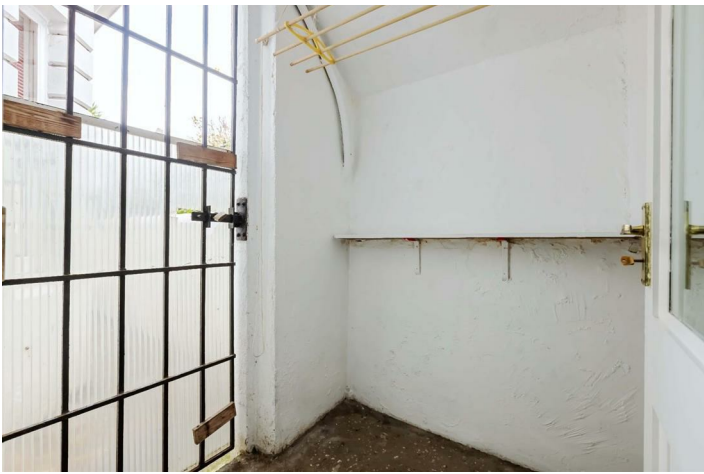
Council Tax Band: A





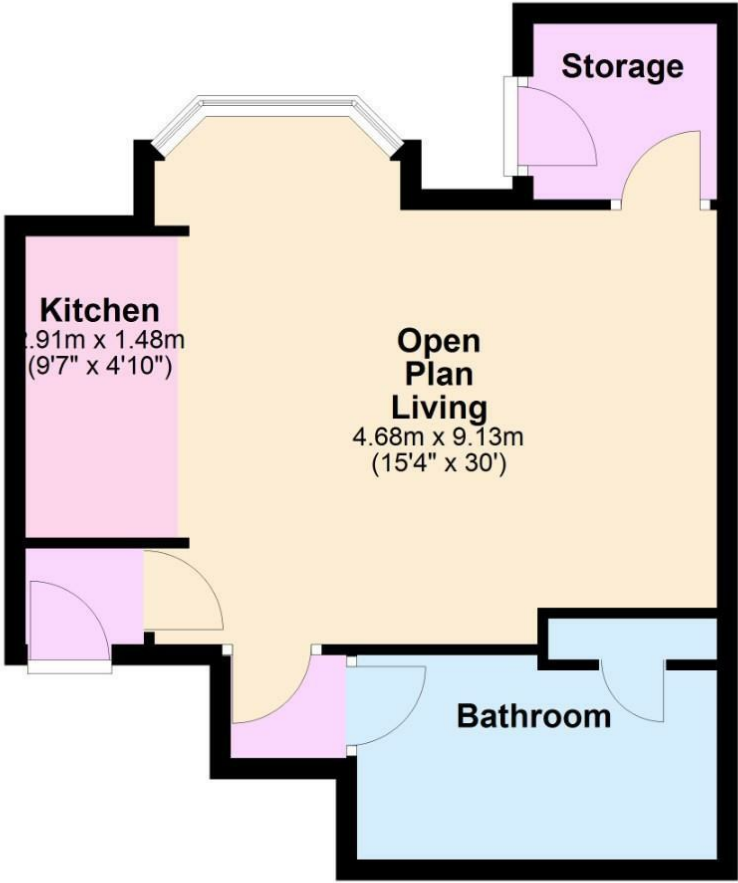
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Floor Plan

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 44.0 sq. metres (473.5 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.