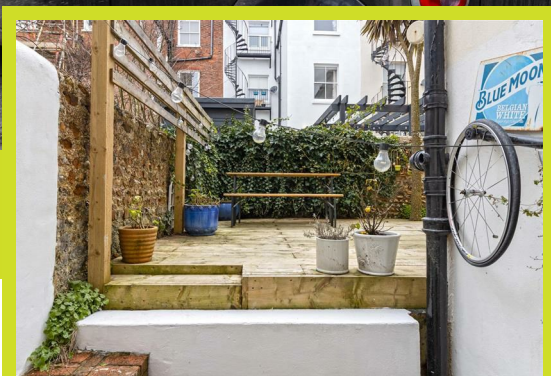




Hova Villas, Hove

- ONE BEDROOM
- PRIVATE WEST FACING GARDEN
- SHARE OF FREEHOLD
- HEART OF HOVE
- WALKING DISTANCE TO HOVE STATION
- OWN STREET ENTRANCE



Guide Price
£350,000
 Share of Freehold

Robert Luff & Co are delighted to present this spacious garden flat, ideally located in the heart of Hove, 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 within a third of a mile. The accommodation features: Spacious Lounge, Fitted Kitchen, Contemporary Bathroom and a large bedroom. Outside, the property enjoys the use of a private West facing garden. Benefits include: Gas central heating, own street entrance and a share of the freehold.

T: 01273 921133 E:
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**Robert
 Luff & Co**
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Accommodation

Own Street Entrance

Hallway

Laminate flooring. Wall mounted radiator. Two storage cupboards. Doors leading to;

Living Room 43'9" x 46'6" (13.36 x 14.19)

Carpet flooring. Radiator. Feature fire place. Bay window.

Kitchen 30'4" x 26'2" (9.26 x 7.99)

Tiled flooring. Mixture of wall and base units. Oven and induction hob. Sink with drainer. Door leading to garden.

Bedroom 41'5" x 32'3" (12.63 x 9.85)

Carpet flooring. Wall mounted radiator. Two built in storage cupboards. Large sash window facing rear.

Bathroom

Tiled flooring. Bath. WC. Shower. Two windows. Extractor. Heated towel rail.

Rear Garden

Door off the kitchen . Patio area with steps leading up to decked rear garden. Side Access

Agents Notes

Lease: Share Of Freehold

Service Charge: £50 per Month

EPC: C

Council Tax Band: A

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.