



Clarendon Road, Hove



Guide Price
£175,000
 Share of Freehold

- ONE BEDROOM APARTMENT
- CLOSE PROXIMITY TO HOVE STATION & LOCAL AMENITIES
- IDEAL FIRST TIME BUY OR INVESTMENT
- HIGHLY SOUGHT AFTER HOVE LOCATION
- NO ONWARD CHAIN

GUIDE PRICE ***£175,000 - £200,000 ***

Robert Luff & Co are delighted to offer for sale this one bedroom apartment that is an ideal first time purchase or buy to let investment and is situated in the heart of Hove. This one bedroom apartment is located on Clarendon Road, close to all local amenities including Hove mainline station, Church Road with its variety of Restaurants, bars, cafes and shops and George Street.

This apartment benefits from being in good decorative order throughout and comprises open plan living/room kitchen, double bedroom and bathroom.

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

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



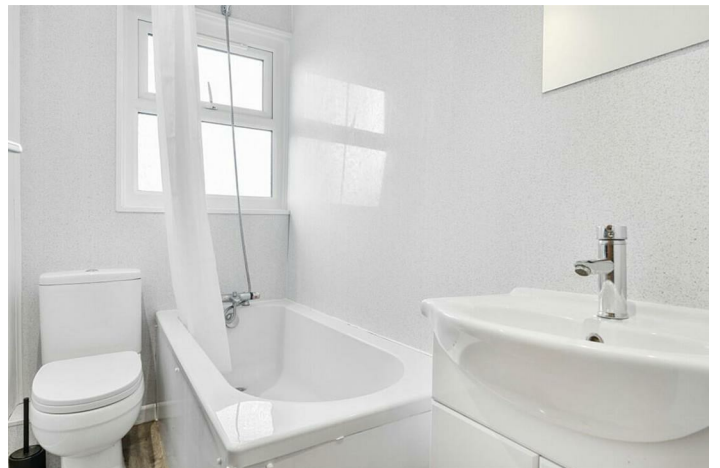
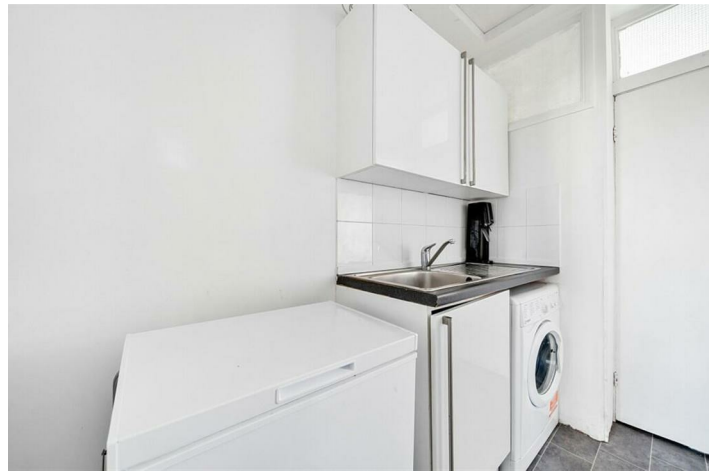
Accommodation

Entrance Hall

Kitchen/Living Area 12'9 x 10'1 (3.89m x 3.07m)

Bedroom 11'1 x 9'4 (3.38m x 2.84m)

Bathroom



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

Floor Plan
Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 27.2 sq. metres (292.4 sq. feet)

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		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.