



Asking Price  
**£1,250,000**  
 Leasehold

## Adelaide Crescent, Hove

- AN OUTSTANDING FOUR BEDROOM MANSION APARTMENT
- PERIOD FEATURES THROUGHOUT
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER SEAFRONT LOCATION
- GRADE II\* LISTED
- REAR PATIO

Robert Luff and Co are delighted to offer to market this sublime four bedroom apartment on the sweeping easterly curve of an historic crescent.

White stucco fronted Adelaide Crescent is in Brunswick Town Conservation area of Hove. It's Neo-Renaissance design displays intricate detailing of decorative black ironwork balconies and portico entrance ways from it's mid 19th century build. With wide open views over ornamental gardens this impeccable styled home sits in an enviable peaceful enclave juxtaposed between the seafront and the bustle of the town.

Accommodation offers; Four double bedrooms, Kitchen/Dining room, additional living room, shower room and ample storage. Other benefits include no onward chain, beautifully presented throughout and a 994 year lease.

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

**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Hall

Living Room 28'1 x 17'7 (8.56m x 5.36m)

Kitchen/Dining Room 22'3 x 14 (6.78m x 4.27m)

Bedroom One 24'10 x 15'1 (7.57m x 4.60m)

Bedroom Two 23'3 x 9'6 (7.09m x 2.90m)

Bedroom Three 20'9 x 10'2 (6.32m x 3.10m)

Bedroom Four 16'2 x 13'11 (4.93m x 4.24m)

### Shower Room

Storage 28'5 x 6'11 (8.66m x 2.11m)

### AGENTS NOTES

994 YEAR LEASE

SC: £4800 PA

EPC: C

Council Tax: G



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

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Approximate Gross Internal Area = 237.02 sq m / 2551.26 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.