



Medina Villas, Hove



Asking Price
£325,000
Share of Freehold

- ONE BEDROOM FLAT
- PRIVATE COURTYARD
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD
- MOMENTS FROM HOVE SEA FRONT
- WALKING DISTANCE TO HOVE MAINLINE STATION

Robert Luff & Co are delighted to bring to market this spacious one bedroom flat, with a private courtyard and own street entrance, located in the heart of Hove. Medina Villas is nestled between the shops and cafe's of Church Road ,and Hove Lawns and seafront, you can access all parts of the city with ease, both on foot or by public transport. Church Road has numerous amenities including supermarkets , coffee shops and bars as well as local cafes and restaurants. The sea and beach are a few minutes walk away.

Accommodation offers; One double bedroom, lounge/diner, kitchen and a family bathroom. Other benefits include; walking distance to Hove mainline station, private outside space and a share of freehold

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

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



Accommodation

Entrance Hall

Lounge/Diner 17'11" x 16'0" (5.48 x 4.90)

Kitchen 7'7" x 6'11" (2.33 x 2.11)

Bedroom 19'9" x 6'10" (6.02m x 2.08m)

Bathroom

Private Courtyard

Agent Notes

Tenure: Share Of Freehold

Service Charge: £1200 Per Annum

EPC Rating: TBC

Council Tax Band: A

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

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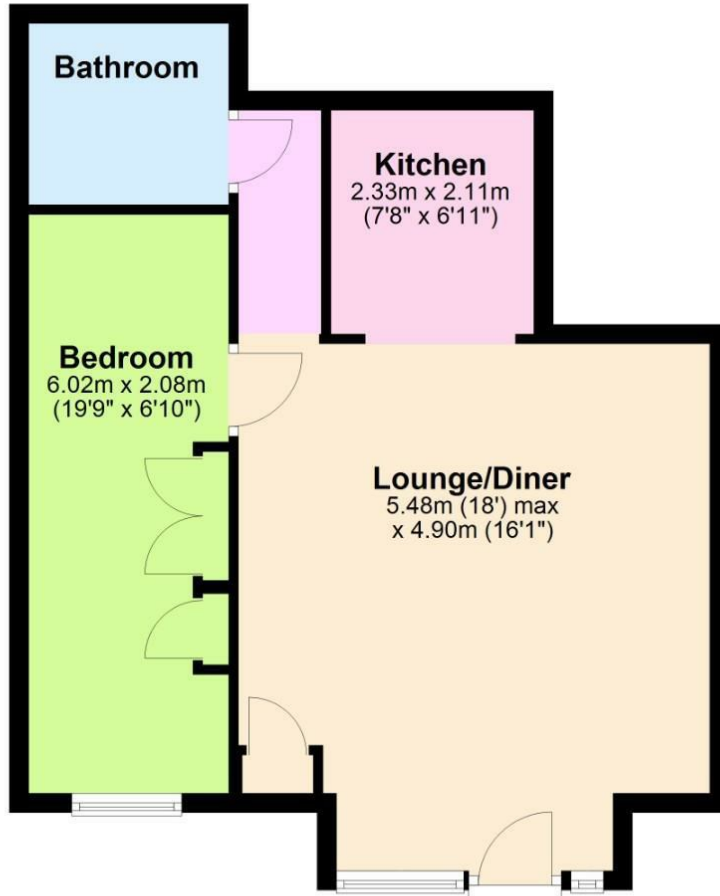
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Floor Plan

Approx. 49.7 sq. metres (535.3 sq. feet)



Total area: approx. 49.7 sq. metres (535.3 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
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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.