



Guide Price
£500,000
Leasehold

Denmark Villas, Hove

- TWO BEDROOM PERIOD APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE ENTRANCE
- MOMENTS FROM HOVE STATION
- GENEROUS PRIVATE REAR GARDEN

GUIDE PRICE: £500,000 - £525,000

This stunning central Hove apartment has easy access to everything that this highly popular and desirable city has to offer. Located on Denmark Villas this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also ideally located to Hove mainline station with its direct links to London, and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park and Hove Recreation Ground.

This spacious and very well presented apartment occupies the lower ground floor of this beautiful character property. The generous accommodation features: Entrance hall, spacious kitchen/living area, two bedrooms, modern fitted bathroom room and beautifully decorated rear garden. Further benefits include: Private entrance and a large entrance hall.

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

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Accommodation

Entrance Hall

Open Planned Kitchen / Lounge / Diner 23'00 x 14'9 (7.01m x 4.50m)

Bedroom One 16'5 x 14'9 (5.00m x 4.50m)

Bedroom Two 9'7 x 7'10 (2.92m x 2.39m)

Bathroom

Private Rear Garden

Agents Notes

Tenure: Leasehold

Service Charge: £870.16 Per 6 Months

Reserve Fund Contribution: £109.80 Per 6 Months

Ground Rent: £200 Every 12 Months

EPC Rating: D

Council Tax Band: B

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

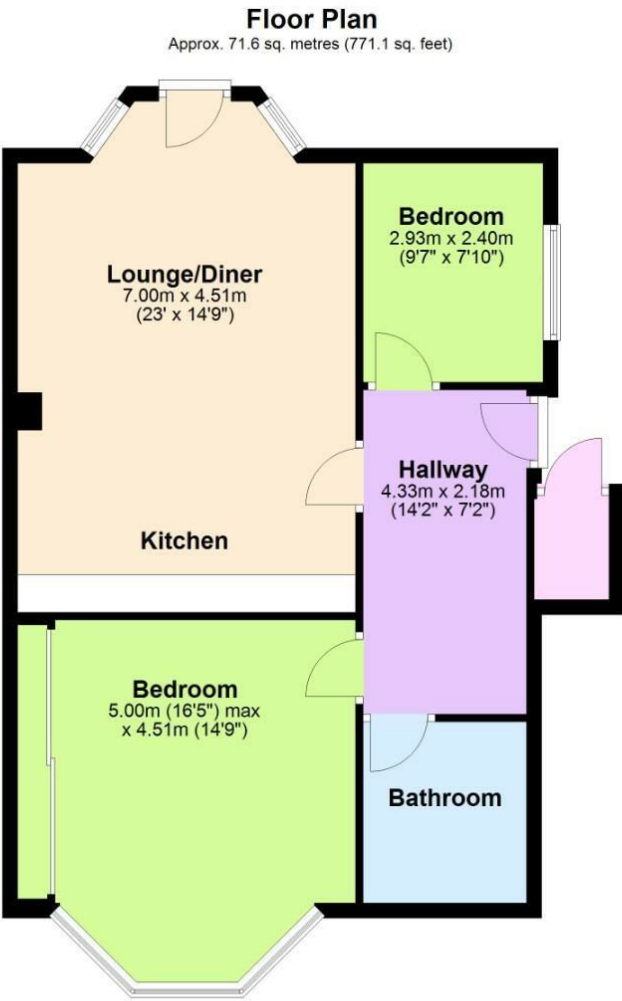
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Total area: approx. 71.6 sq. metres (771.1 sq. feet)

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	

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.