



Guide Price  
£325,000  
Share of Freehold

## Third Avenue, Hove

- A WELL PRESENTED TWO BEDROOM APARTMENT
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO HOVE SEAFRONT & LAWNS
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- ALLOCATED PARKING AND VISITOR PARKING
- CLOSE PROXIMITY TO HOVE STATION

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this two bedroom apartment situated on the ground floor of this purpose built building. Accommodation offers; spacious living area, separate kitchen, two double bedrooms and fitted bathroom suite. Also benefiting from; allocated parking, visitor parking and a share of freehold.

The property is located in undoubtedly one of the best positions on Hove's famous Third Avenue, being mere steps from the iconic seafront and promenade. Adjacent to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

Robert  
Luff & Co  
Sales | Lettings | Commercial

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## Accommodation

Entrance Hall

Kitchen 7'6 x 6'7 (2.29m x 2.01m)

Lounge/Diner 14'5 x 13'6 (4.39m x 4.11m)

Bedroom One 13'6 x 11'8 (4.11m x 3.56m)

Bedroom Two 9'9 x 8'3 (2.97m x 2.51m)

Bathroom

### AGENTS NOTES

SHARE OF FREEHOLD - APPROX 950 YEARS REMAINING

ON THE LEASE

SC: £2400 PA

EPC: D

COUNCIL TAX BAND: C

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

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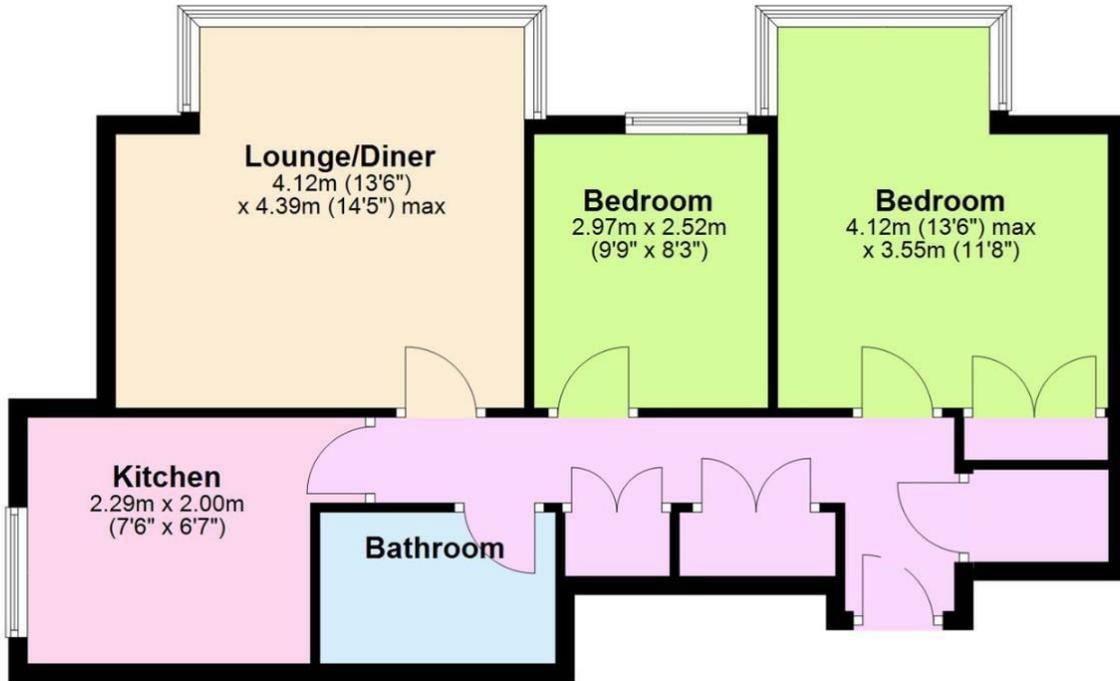
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### Floor Plan

Approx. 64.8 sq. metres (697.8 sq. feet)



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			
<b>England &amp; Wales</b>		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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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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