



Park View Road, Hove



Guide Price
£450,000
Share of Freehold

- Large Two Bedroom Apartment
- Second (Top) Floor
- Underground Allocated Parking
- Loft Storage
- Adjacent To Hove Park
- Share of Freehold

*** GUIDE PRICE £450,000 - £475,000 ***

Robert Luff & Co are delighted to bring to market this spacious two bedroom, second floor apartment situated in the extremely private and peaceful Orchard House on Park View Road.

Enter the drive and you can access a visitors parking space and note the gardens that enhance these attractive apartments. Every resident has an allocated secure parking space in the basement accessed by automated security doors. Using the lift or stairs you arrive at a spacious and airy landing where the apartment front door is situated.

The interior is inviting with generous proportions and a calm and sophisticated décor. Light streams into the open plan living space from a wall of windows. A modern kitchen does not dominate the space: high spec fittings with an Apollo quartz work top contrasts with soft cashmere coloured storage areas. Integrated appliances include a gas hob with hood, two ovens, a fridge, freezer and dishwasher.

The principal bedroom is bright with a wall of windows. Ample storage is available from fitted wardrobes. A modern ensuite – with a spa like feel completes this comfortable

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Accommodation

Entrance Hall

Spacious L-shaped hallway, carpet flooring, wall mounted radiator, two x storage cupboards, with doors leading to;

Open Planned Kitchen / Lounge 20'5" x 18'6" (6.24 x 5.64)

Lounge; Carpet flooring, floor to ceiling windows on one side of the room, feature pendant lights, two wall mounted radiators

Kitchen; Solid tile flooring, mixture of wall and base units underneath Apollo quartz worktops, with built in double oven, dishwasher, fridge freezer, gas hob, sink, extractor fan

Principle Bedroom 12'11" x 12'9" (3.96 x 3.91)

Carpet flooring, wall mounted radiator, floor to ceiling windows, large built in storage, with door leading to ensuite

Ensuite

Tiled flooring, WC, sink, walk in shower, heated towel rail, built in storage,

Bedroom Two 13'10" x 11'4" (4.23 x 3.47)

Carpet flooring, wall mounted radiator, double glazed window

Bathroom 8'0" x 5'6" (2.46 x 1.69)

Tiled flooring, walls are tiled from floor to ceiling, bath, mirror cabinets, WC, sink, towel rail

Loft Space

Loft space spanning the width and depth of the apartment, accessed via pull down ladder located in the hallway of the apartment

Underground Parking

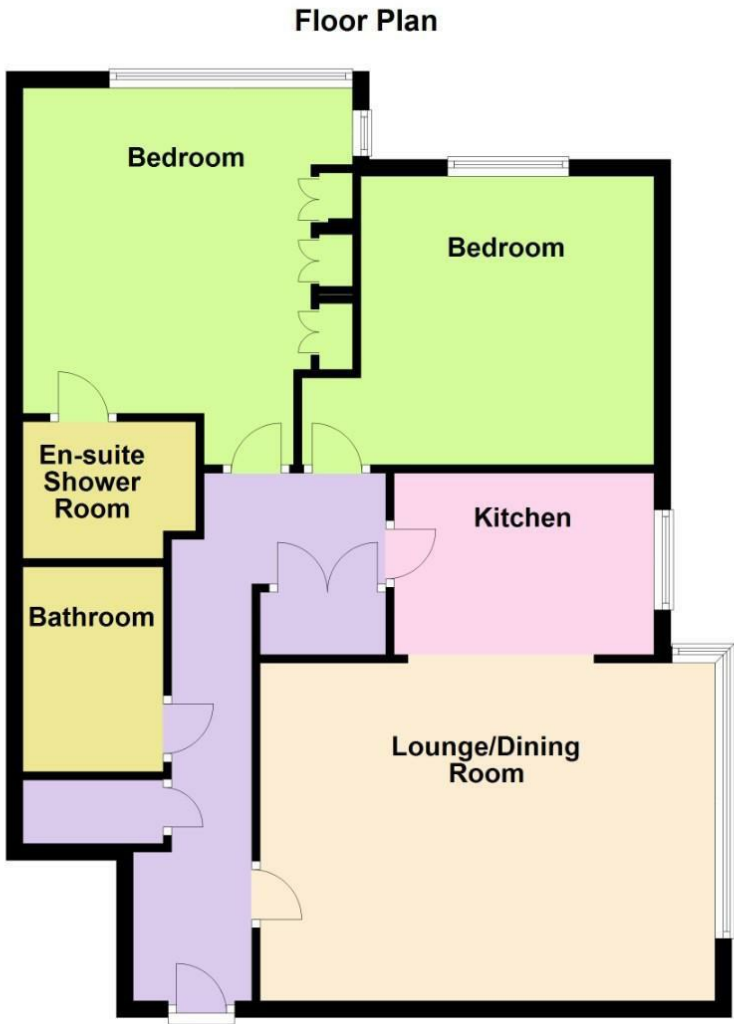
Large allocated parking space accessed via remote controlled door



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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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