



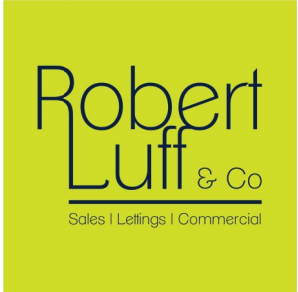
Asking Price  
**£535,000**  
 Leasehold

## Hove Park Villas, Hove

- A UNIQUE, RARELY AVAILABLE FOUR BEDROOM MAISONETTE
- 199 YEAR LEASE
- SPANNING OVER 1548 SQFT
- CLOSE PROXIMITY TO LOCAL AMENITIES
- EAST FACING REAR GARDEN
- NO ONWARD CHAIN
- MOMENTS FROM HOVE STATION

Robert Luff & Co are delighted to bring to market this rarely available available maisonette in Hove Park Villas. This four bedroom, two bathroom maisonette is located in undoubtedly one of the best positions on Hove's famous Hove Park Villas being mere steps from Hove Station, Hove Recreational Ground & Hove Park. Also the iconic seafront and promenade are in close proximity. The property is surrounded by amenities including many bars, restaurants and cafes located on Church Road.

Accommodation offers; Open planned kitchen/diner, separate lounge, four bedrooms and two bathrooms. Other benefits include; East Facing rear garden, no onward chain & a new lease on completion.



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[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Entrance Hall

Kitchen/Diner 20'4 x 11'2 (6.20m x 3.40m)

Reception Room 19 x 16'1 (5.79m x 4.90m)

Bedroom Three 12'7 x 11'3 (3.84m x 3.43m)

Stairs To First Floor

Principle Bedroom 13'11 x 11'1 (4.24m x 3.38m)

Ensuite 6'7 x 6'4 (2.01m x 1.93m)

WC

Bedroom Two 12'8 x 12'8 (3.86m x 3.86m)

Bedroom Four 14'3 x 10'8 (4.34m x 3.25m)

Bathroom 9 x 8'3 (2.74m x 2.51m)

East Facing Rear Garden

### AGENTS NOTES

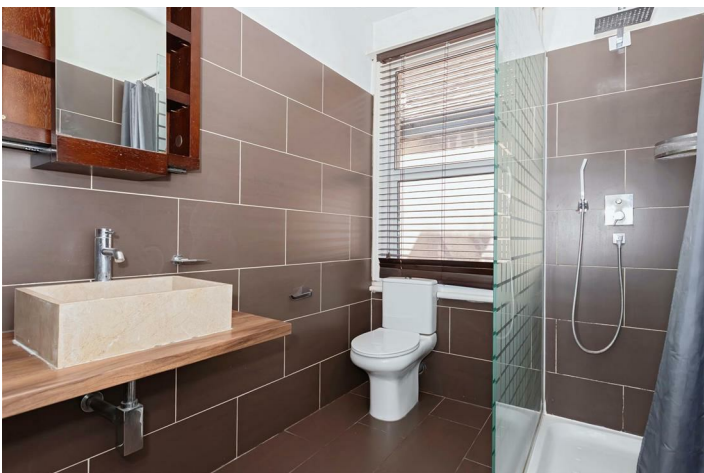
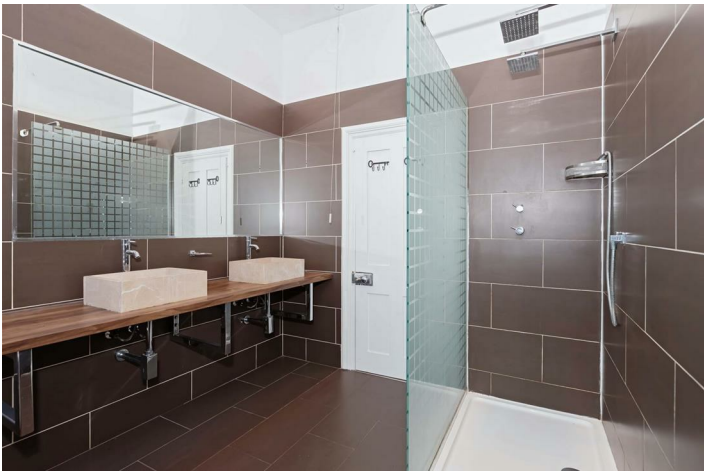
199 Year Lease on Completion

EPC: D

Council Tax: C

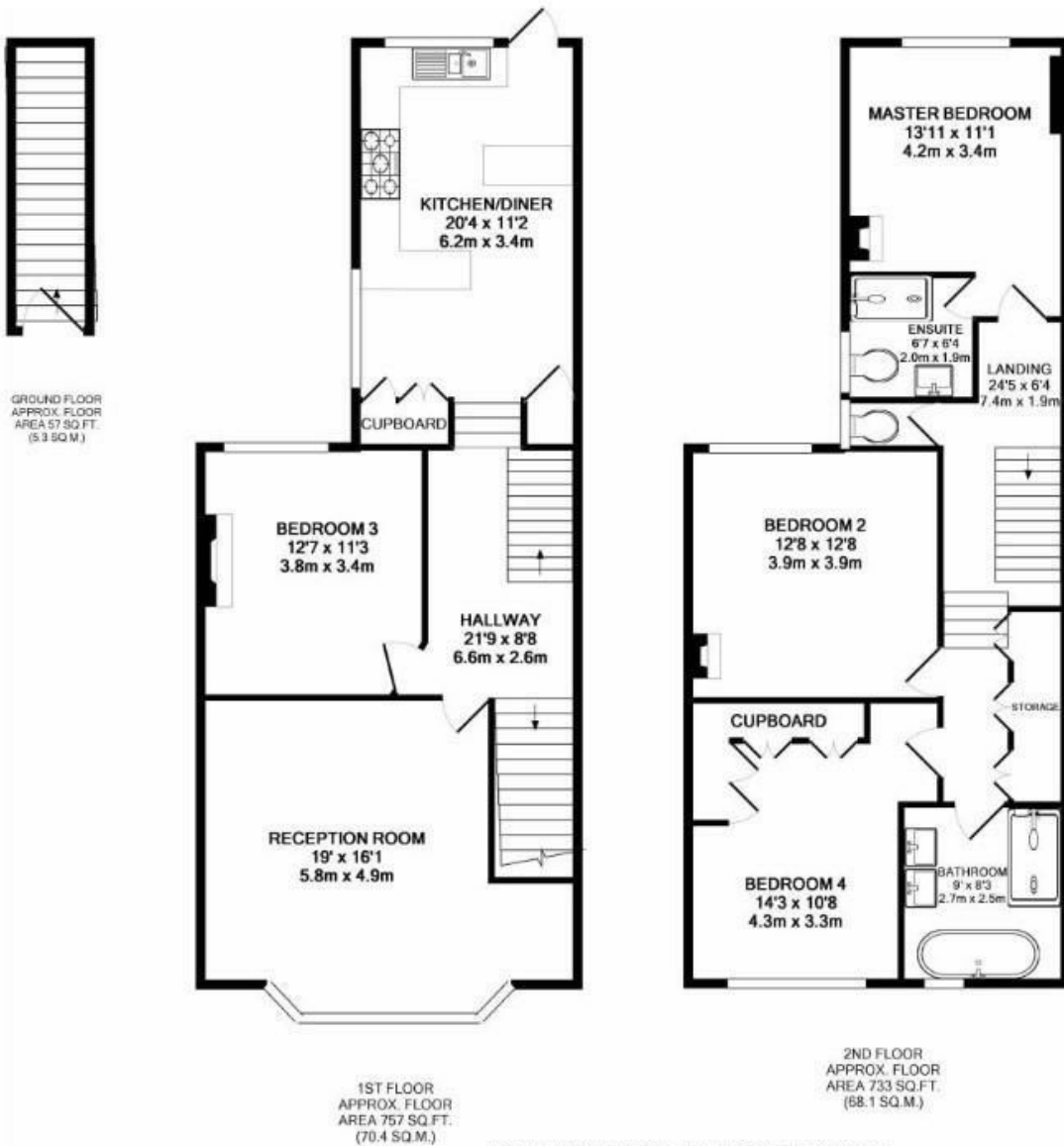


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# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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.