



Portland Avenue, Hove



Guide Price
£495,000
 Share of Freehold

- THREE BEDROOM MAISONETTE
- OVER 1100 SQ.FT
- SHARE OF FREEHOLD
- PRIVATE BALCONY
- WEST FACING LOUNGE
- OWN ENTRANCE

Robert Luff & Co are delighted to bring to market this spacious three bedroom maisonette spanning across the first and second floor of this well presented building. Portland Avenue is located between New Church Road and Portland Road and is within walking distance of the beach, Wish Park, Church Road and the popular independent shops and cafes of Portland Road and Richardson Road.

Accommodation offers; open planned lounge / diner, separate kitchen, three bedrooms and a family bathroom. Other benefits include; a share of the freehold, East facing balcony, West facing lounge and over 1100 sq. ft of space!

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

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Accommodation

Own Front Door

Entrance Hall

Stairs leading to the first floor, carpet flooring, double glazed window, picture rail, built in storage

Open Plan Lounge / Diner

Carpet flooring, working fireplace, large bay with double glazed windows, radiator,

Kitchen

Tiled flooring, mixture of wall and base units, integrated fan oven with gas hob, integrated dishwasher, space for washing machine, door leading to East facing balcony

Bedroom One

Carpet flooring, built in wardrobes, double glazed windows to rear

Family Bathroom

Bath with overhead shower, vanity sink unit, WC, double glazed windows, extractor fan

Stairs Leading To Second Floor

Bedroom Two

Carpet flooring, radiator, two Velux windows, access to eaves storage

Bedroom Three

Carpet flooring, two Velux windows, radiator, access to eaves storage

Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: as and when

Council Tax Band: C

EPC Rating: TBC



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