

43



£1,000

## School Road, Hove

- AN OUTSTANDING NEW BUILD STUDIO APARTMENT
- SEPARATE SLEEPING AREA
- IDEAL HOVE LOCATION
- INTEGRATED APPLIANCES
- EPC RATING - C
- COUNCIL TAX BAND - A
- AVAILABLE NOW

\*\* OPEN DAY 25TH OF JULY \*\*

Robert Luff & Co are delighted to offer to market this spacious studio apartment in this exclusive new development situated in West Hove. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find the famous Palace Pier, Rockwater, British Airways i360 and Hove lawns.

The apartment itself is carefully designed to make the most out of a studio apartment. Also benefitting from a lift service, integrated appliances and being located on the third floor.

AVAILABLE NOW

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
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## Accommodation

**Kitchen/Living Area 12'1 x 9'10 (3.68m x 3.00m)**  
Fitted fridge, sink/drainer, induction hob, electric oven, extractor fan and double glazed window to rear.

**Bed Area 9'10 x 11'5 (3.00m x 3.48m)**

### Shower Room

Fitted shower unit, wash hand basin vanity, WC and fully tiled.

### Storage Cupboard

Housing washer/dryer.





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
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.