



45 Sackville Road, Hove



PCM
£1,600 PCM

- A WELL PRESENTED TWO BEDROOM APARTMENT
- LOCATED ON THE FIRST FLOOR
- HIGHLY SOUGHT AFTER HOVE LOCATION
- EASY ACCESS TO ALL AMENITIES
- MODERN FITTED KITCHEN AND BATHROOM
- VIEWING ESSENTIAL

Robert Luff & Co are delighted to offer to the rental market this outstanding two bedroom apartment ideally situated in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Sackville Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Entrance hall, spacious lounge/diner, separate kitchen, two bedrooms and family bathroom. Other benefits include being in fantastic decorative order throughout.

EARLY VIEWING RECOMMENDED

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 8'8 x 7'6 (2.64m x 2.29m)

Lounge/Diner 16'4 x 13'6 (4.98m x 4.11m)

Bedroom One 13'6 x 12'6 (4.11m x 3.81m)

Bedroom Two 8'8 x 7'6 (2.64m x 2.29m)

Bathroom

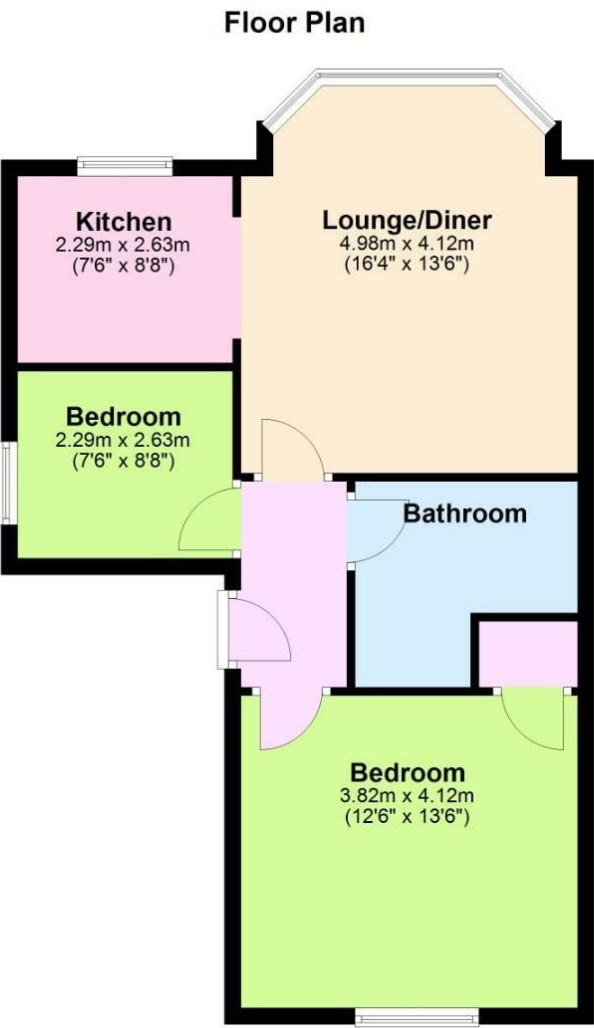
AGENTS NOTES



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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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		70	76
		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	

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.