



School Road, Hove

Per Month
£2,750 Per Month

- A TRULY EXCEPTIONAL THREE BEDROOM PENTHOUSE APARTMENT
- SOUTH FACING ROOF TERRACE WITH EXCEPTIONAL SEA VIEWS
- SHARE OF FREEHOLD
- UTILITY ROOM WITH ADDITIONAL STORAGE SPACE
- TWO MODERN FITTED BATHROOMS
- ALLOCATED PARKING
- BESPOKE BUILT IN SHARPS WARDROBES IN ALL BEDROOMS
- OPEN PLAN LIVING WITH BESPOKE BREAKFAST BAR & ADDITIONAL STORAGE

*** GUIDE PRICE £700,000 - £750,000 ***

Robert Luff & Co are delighted to bring to market this outstanding three bedroom, two bathroom penthouse apartment located in the heart of Hove. School Road is located moments from Poets Corner and benefits from being just a short walk from Hove seafront with 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, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The penthouse apartment occupies part of the top floor of this exclusive development built in 2021 and enjoys exceptional views out to sea, a lift service, private roof terrace, open plan kitchen living area with island, allocated off road parking and a share of freehold.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Kitchen/Living/Diner 21'9 x 13'10 (6.63m x 4.22m)

Bedroom One 15'7 x 9'7 (4.75m x 2.92m)

En Suite Shower Room

Bedroom Two 12 x 9'5 (3.66m x 2.87m)

Bedroom Three 11'1 x 9'6 (3.38m x 2.90m)

Bathroom

South Facing Roof Terrace

Allocated Parking

AGENTS NOTES

Share of Freehold - 999 Year Lease

EPC: C

Council Tax: C



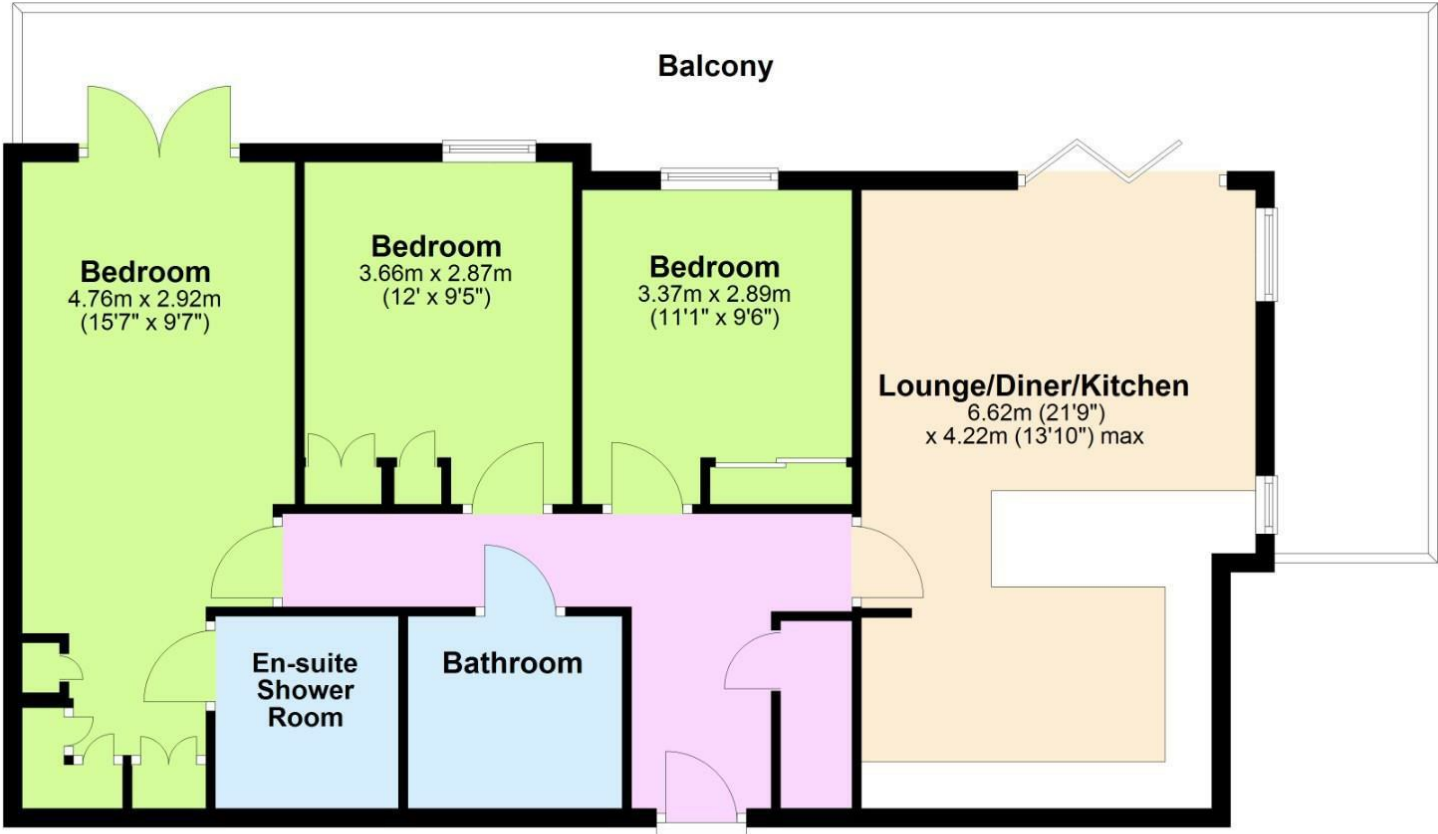
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 87.9 sq. metres (946.1 sq. feet)
(excluding Balcony)



Total area: approx. 87.9 sq. metres (946.1 sq. feet)

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		

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.