



PCM
£1,300 PCM

Denmark Villas, Hove

- NEWLY REFURBISHED ONE BEDROOM APARTMENT
- WEST FACING REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- AVAILABLE IMMEDIATELY
- IDEAL CENTRAL HOVE LOCATION

**** OPEN DAY SATURDAY 1ST DEC **** Robert Luff & Co are delighted to bring to market this outstanding one bedroom garden flat in the heart of Hove. Located on Denmark Villas within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre. Accommodation offers; one bedroom, modern fitted separate kitchen, modern fitted shower room, spacious living area and west facing rear garden.

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

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



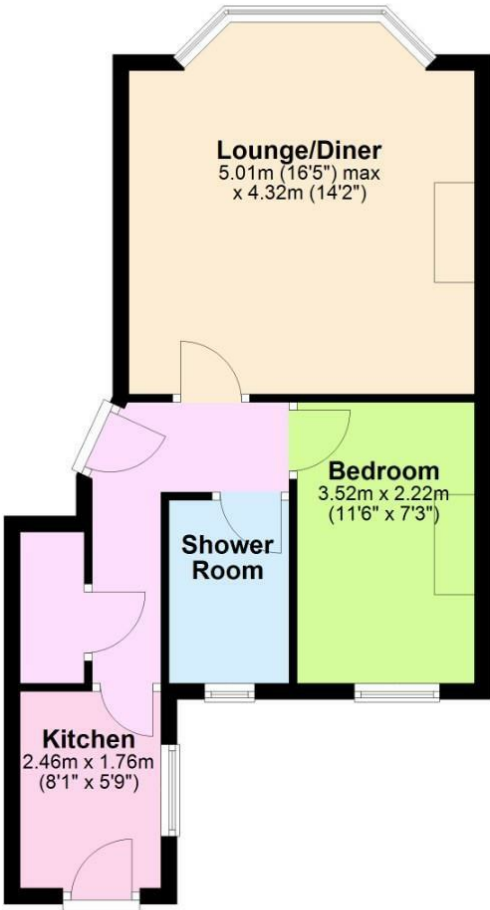
Accommodation



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

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 41.3 sq. metres (444.3 sq. feet)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | 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.