



## Blatchington Road, Hove

£1,575

- EPC 'C' RATING
- ACCESS TO LOFT STORAGE
- CLOSE TO BEACH AND LOCAL SHOPS
- SPLIT LEVEL ACCOMODATION
- RECENTLY REFURBISHED
- DOUBLE GLAZING
- SOUTHERLY ASPECT RECEPTION ROOM
- EASY ACCESS TO HOVE MAINLINE STATION
- GAS CENTRAL HEATING
- NEWLY FITTED KITCHEN AND BATHROOM

ROBERT LUFT & CO are delighted to offer for rent a delightful two bedroom split level first floor flat located on a popular road in central Hove. Offering easy access to Hove seafront with its variety of activities, cycle lanes and beach, the property is also conveniently located in close proximity to Hove station and local shops.

The property has recently undergone a full refurbishment by the current owners to include a new integrated kitchen and newly fitted bathroom suite. The accommodation comprises PRIVATE ENTRANCE FRONT DOOR , with stairs rising to half landing with double bedroom, NEWLY FITTED BATHROOM suite, with stairs rising to first floor landing with door to Southerly aspect lounge with NEWLY FITTED OPEN PLAN FULLY INTEGRATED KITCHEN.

EARLY VIEWING CONSIDERED ESSENTIAL TO AVOID DISAPPOINTMENT.

Please call for your private accompanied viewing time.

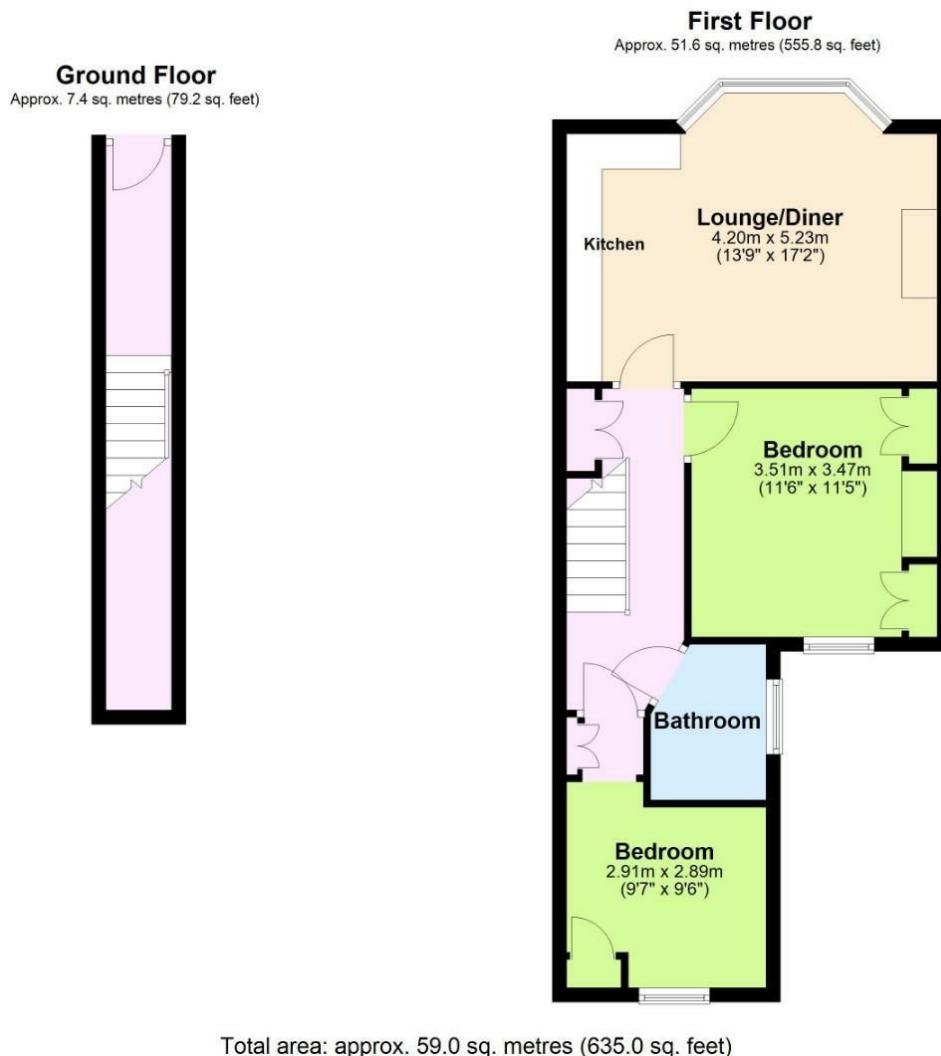
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## Accommodation



# Floorplan



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.