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## Description

Robert Luff & Co are delighted to offer to market a two bed apartment in an exciting new development. Benefits include seperate bedroom area, integrated appliances and allocated off street parking. Ideally situated in this superb Hove location with the 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 parades, offering boutique shops, arts and crafts, 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.



## Key Features

- Exciting New Development
- Allocated Parking
- Excellent Transport Links
- EPC Rating - C
- Two Bed Ground Floor Apartment
- Central Hove Location
- Available January 2026
- Council Tax Band - C



[robertluff.co.uk](http://robertluff.co.uk)

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## Floor Plan School Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.



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