



£1,250

School Road, Hove

- ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- IDEAL HOVE LOCATION
- EPC RATING - C
- NEW BUILD
- MODERN FITTED KITCHEN & BATHROOM
- COUNCIL TAX BAND - A

**** OPEN DAY 16TH OF MAY **** Robert Luff & Co are delighted to offer to market this ONE BEDROOM APARTMENT on the top floor of this exclusive new development, comprising of a wide range of beautifully designed apartments, ideally situated in this superb Hove location with a 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 parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rookwater and Hove lawns.

The apartment itself benefits from open plan kitchen living, spacious bedroom, bathroom, a lift service and integrated appliances. Also benefitting from allocated parking. Viewings on the 16th May, please call to book a slot.

AVAILABLE NOW

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

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



Accommodation

Entrance Hall

Kitchen/Living Area 14'9" x 8'10"

High gloss white fitted kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob and extractor. Also benefitting from quartz worktops.

Bedroom 18'0" x 7'10"

Carpeted throughout, double glazed window to front.

Bathroom

Modern fitted bathroom with fitted bath and shower overhead, WC, wash hand basin vanity, heated towel rail & mirror.

Storage Cupboard

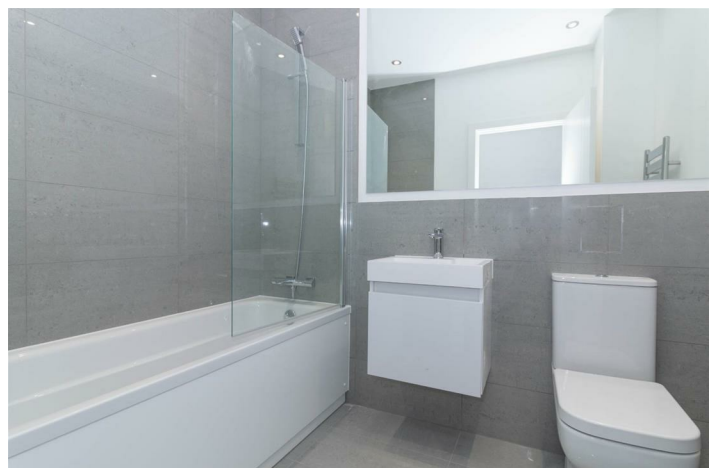
Housing washer/dryer

Allocated Parking

Agents Notes

EPC: C

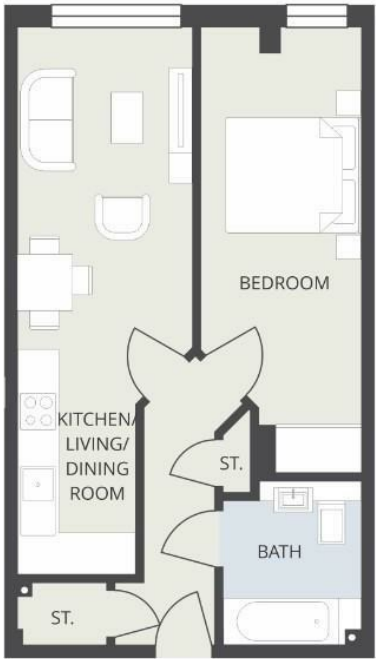
Council Tax Band: TBC



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		
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.