



Per Month
£2,200 Per Month

School Road, Hove

- AN OUTSTANDING TWO BEDROOM APARTMENT
- SPACIOUS SOUTH FACING BALCONY
- NEUTRAL DECOR
- AVAILBALE NOW
- FANTASTIC VIEWS
- TWO ALLOCATED PARKING SPACES
- TWO BATHROOMS
- REMAINDER OF A 10 YEAR WARRANTY
- BUILT IN WARDROBES IN BOTH BEDROOMS

The Pinnacle, School Road, Hove, BN3 5EU

Robert Luff & Co are delighted to offer for rent this beautifully presented two-bedroom, two-bathroom apartment, situated on the first floor of the West Wing within this exclusive modern development.

The property is ideally positioned in a highly desirable Hove location, within easy reach of local shops, cafés, restaurants and Hove's vibrant city centre. Hove and Aldringon railway stations are both nearby, providing convenient mainline links to London, while Hove seafront, Hove Laurens and Rockwater are also within walking distance.

The accommodation comprises a spacious open-plan kitchen and living area with access to a south-facing balcony, two generous bedrooms with built-in wardrobes, a modern family bathroom and an en-suite shower room to the principal bedroom.

Further benefits include two allocated parking spaces, modern fixtures and fittings throughout and a sought-after location close to excellent transport links and the seafront.

The property is available now, and early viewing is highly recommended.

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

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



Accommodation

Entrance Hall

Kitchen/Living Room 18'0 x 15'8 (5.49m x 4.78m)

Bedroom One 21'11 x 11'9 (6.68m x 3.58m)

En-Suite

Bedroom Two 15'8 x 9'6 (4.78m x 2.90m)

Bathroom

South Facing Balcony

Two Allocated Parking Spaces

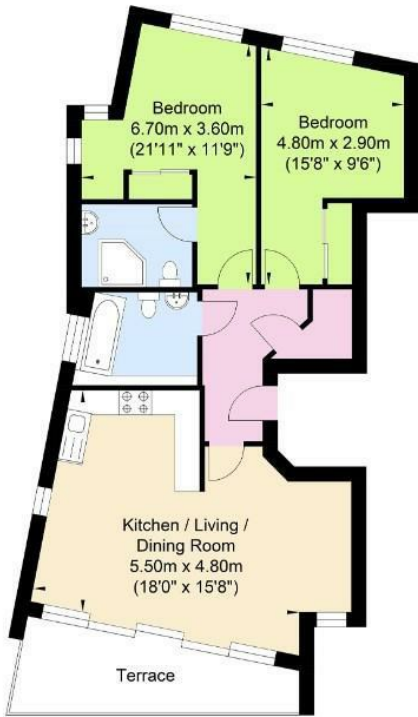


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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School Road



Approximate Floor Area
849.27 sq ft
(78.9 sq m)

Approximate Gross Internal (Including Garage) Area = 78.9 sq m / 849.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.