



## Davigdor Road, Hove



Offers Over  
£525,000  
Leasehold

- THREE DOUBLE BEDROOM, TWO BATHROOM APARTMENT
- PRIVATE BALCONY & TWO COMMUNAL ROOF TERRACES
- REMAINDER OF NHBC WARRANTY
- CLOSE PROXIMITY TO 7 DIALS & BRIGHTON STATION
- BICYCLE STORAGE
- SPANNING OVER 1100 SQFT

Robert Luff & Co are delighted to bring to market this spacious three bedroom, two bathroom apartment situated on the fourth floor of this modern block. Artisan is located on Davigdor Road which is within walking distance to Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton & Hove mainline station's with its direct links to London and is also within walking distance to central Brighton.

Accommodation offers; Open Planned Kitchen/Sitting/Dining room, Three Double Bedrooms, Family Bathroom and a Ensuite. Other benefits include; private balcony, two stunning communal roof terraces, lift to all floors, secure bicycle storage, air conditioning, remainder of NHBC new build warranty and integrated Bosch appliances.

Robert  
Luff & Co  
Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Entrance Hall

Kitchen/Sitting/Diner 23'6" x 16'8" (7.18m x 5.10m)

Bedroom One 12'6" x 11'2" (3.83 x 3.41)

### Ensuite

Bedroom Two 17'11" x 10'3" (5.48 x 3.14)

Bedroom Three 13'8" x 11'6" (4.18 x 3.52)

### Private Balcony

### Agents Notes

Tenure: Leasehold Approx. 243 years remaining

Maintenance Fee: £1941 Per Annum

EPC Rating: B

Council Tax Band: E

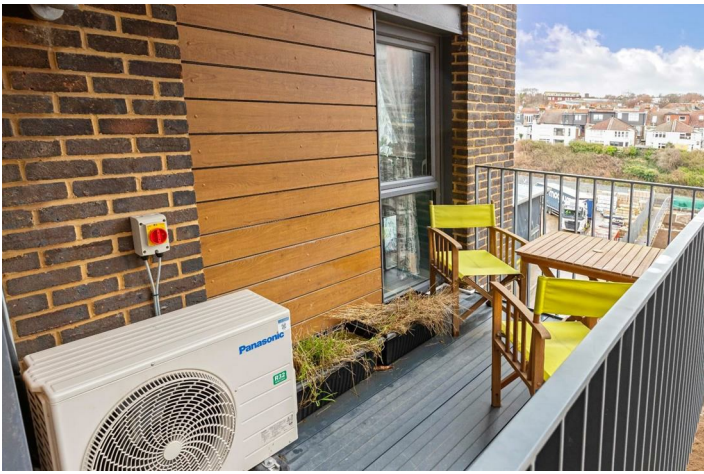
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Approximate Gross Internal Area = 106.99 sq m / 1151.63 sq. ft



## Davigdor Road

Fourth Floor  
Approximate Floor Area  
1151.63 sq. ft (106.99 sq. m)



Illustration for identification purposed only, measurements are approximate, not to scale.

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.