



Cross Street, Hove

Asking Price
£290,000
Leasehold

- ONE DOUBLE BEDROOM
- OWN STREET ENTRANCE
- LONG LEASE
- FIRST & SECOND FLOOR MAISONETTE
- EAVES STORAGE
- WALKING DISTANCE TO HOVE SEAFRONT

GUIDE PRICE: £290,000 - £300,000

Robert Luff & Co are delighted to bring to market this rarely available one bedroom maisonette. Cross Street is situated in the highly sought-after Brunswick Town conservation area on the Brighton/Hove border and is only a short distance from a variety of shops, local cafes and restaurants as well as a short distance to Hove Lawns and the beach. Local buses link Hove to central Brighton for further shopping amenities. At the end of the road is Western Road which has many restaurants, cafes and shops catering for everyday needs. Brighton & Hove stations are within close proximity with fast and direct trains to London and Gatwick Airport.

Owners thoughts; 'This is an ideal location for anyone who has dreams of living by the seaside. You'll only be 5 minutes from Hove seafont, and you'll have your choice of pubs, cafes, restaurants and shopping at your doorstep yet it's in a quiet location, off the beaten track I'm going to be sorry to leave it behind!'

Accommodation offers; lounge / diner, kitchen, large double bedroom and a bathroom. Other benefits include; your own street entrance, large eaves storage and a long lease

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Accommodation

Own Street Entrance

Stairs Leading To First Floor

Lounge / Diner 12'10" x 11'4" (3.93m x 3.47m)

Kitchen 7'6" x 7'7" (2.29 x 2.33)

Bathroom

Stairs Leading To Second Floor

Bedroom 12'10" x 11'3" (3.93m x 3.45m)

Agents Notes

Tenure: Leasehold: Approx 151 years Remaining

Maintenance: £555 Per Annum

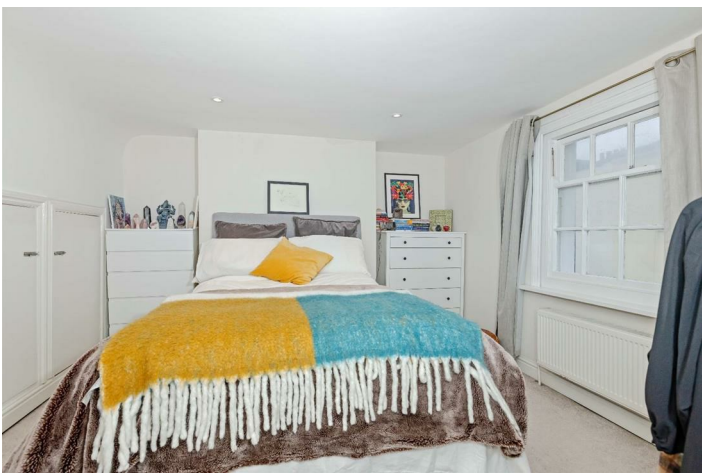
EPC Rating: G

Council Tax Band: A

28 Blatchington Road, Hove, East Sussex, BN3 3YU

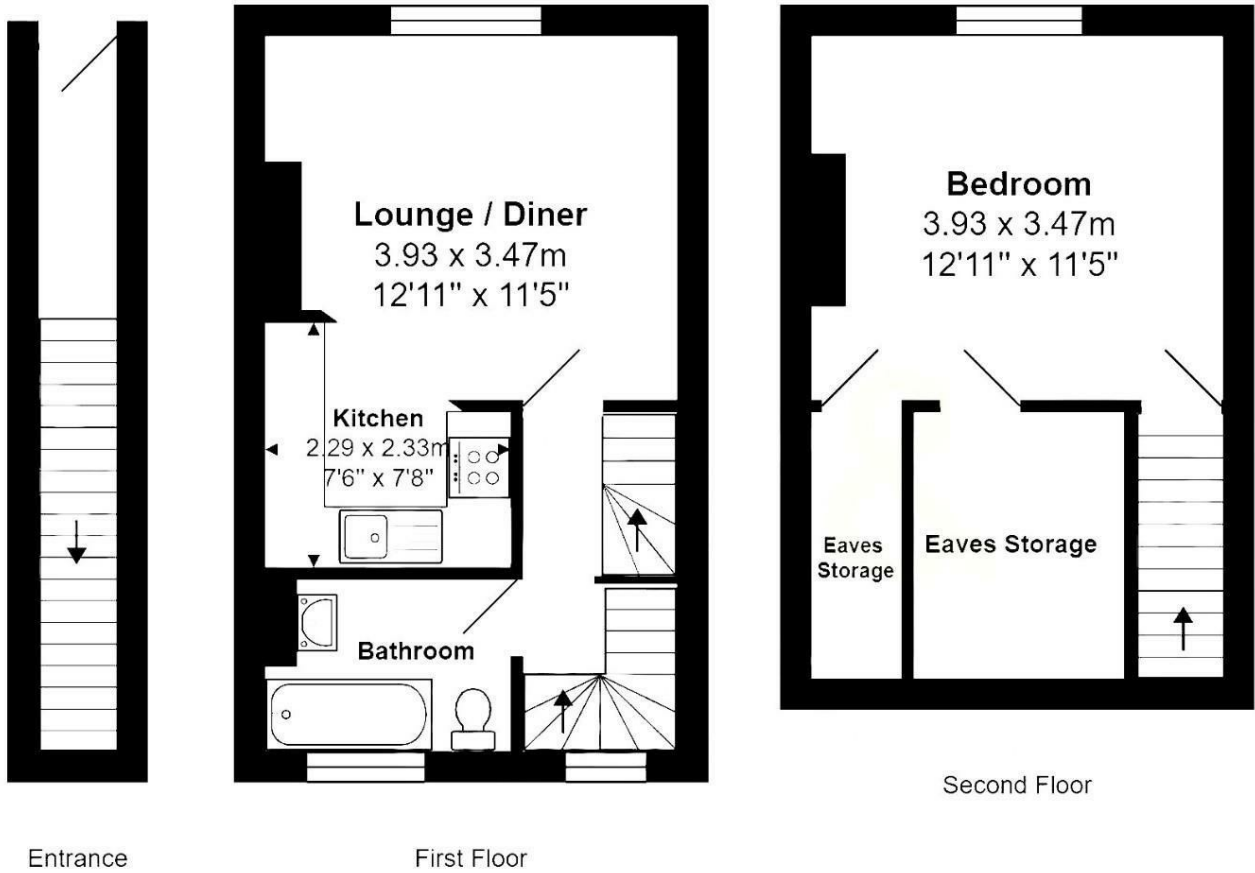
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Floorplan



Total Area: 55.9 m² ... 601 ft²

All measurements are approximate and for display purposes only.

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.