



Dyke Road Avenue, Hove

Price
£315,000
Share of Freehold

- TWO DOUBLE BEDROOM
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR APARTMENT
- SINGLE GARAGE
- PARKING
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- NEW CARPETS THROUGHOUT

*** GUIDE PRICE £315,000 - £325,000 ***

Robert Luff & Co are delighted to offer to market this well presented two double bedroom ground floor apartment in a prime Hove location. The property is in close proximity to road links providing access to the City Centre and A23/A27 for commuters. The South Downs National Park is close by, as is the picturesque Hove Park. From Woodland Court, there is direct access to the three cornered Copse with its woodlands and tracks. Local shops can be found in Woodland Parade in Woodland Drive and there are regular bus services that run nearby.

The accommodation within the property briefly comprises two double bedrooms, modern fitted bathroom, separate W/C, separate kitchen and dual aspect living area overlooking green communal gardens. Also benefiting from parking, single garage, storage area and a share of freehold.

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Accommodation

Entrance Hall

Three storage cupboards.

Kitchen 8'7 x 8'2 (2.62m x 2.49m)

A range of matching wall & base units. Worktop incorporating sink/drain unit. Washing machine. Fridge/Freezer. Oven, electric hob & extractor fan. Larder.

Lounge/Diner 17'9 x 12'8 (5.41m x 3.86m)

Dual aspect with double glazed window to side & rear. Radiator.

Bedroom One 14'6 x 12'8 (4.42m x 3.86m)

Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom Two 12'8 x 12 (3.86m x 3.66m)

Double glazed window to front & side. Radiator.

Bathroom

Bath with shower overhead. Wash hand basin. Heated towel rail. Double glazed window to front.

WC

WC. Double glazed window to front.

Single Garage

Storage Area

Located in the basement.

Parking

A visitors parking permit. If you have two cars a second permit can be provided.

Agents Notes

Share of freehold - 196 Year Lease

SC: £1391.96 PA

GR: £45 PA

EPC: C

Council Tax: C

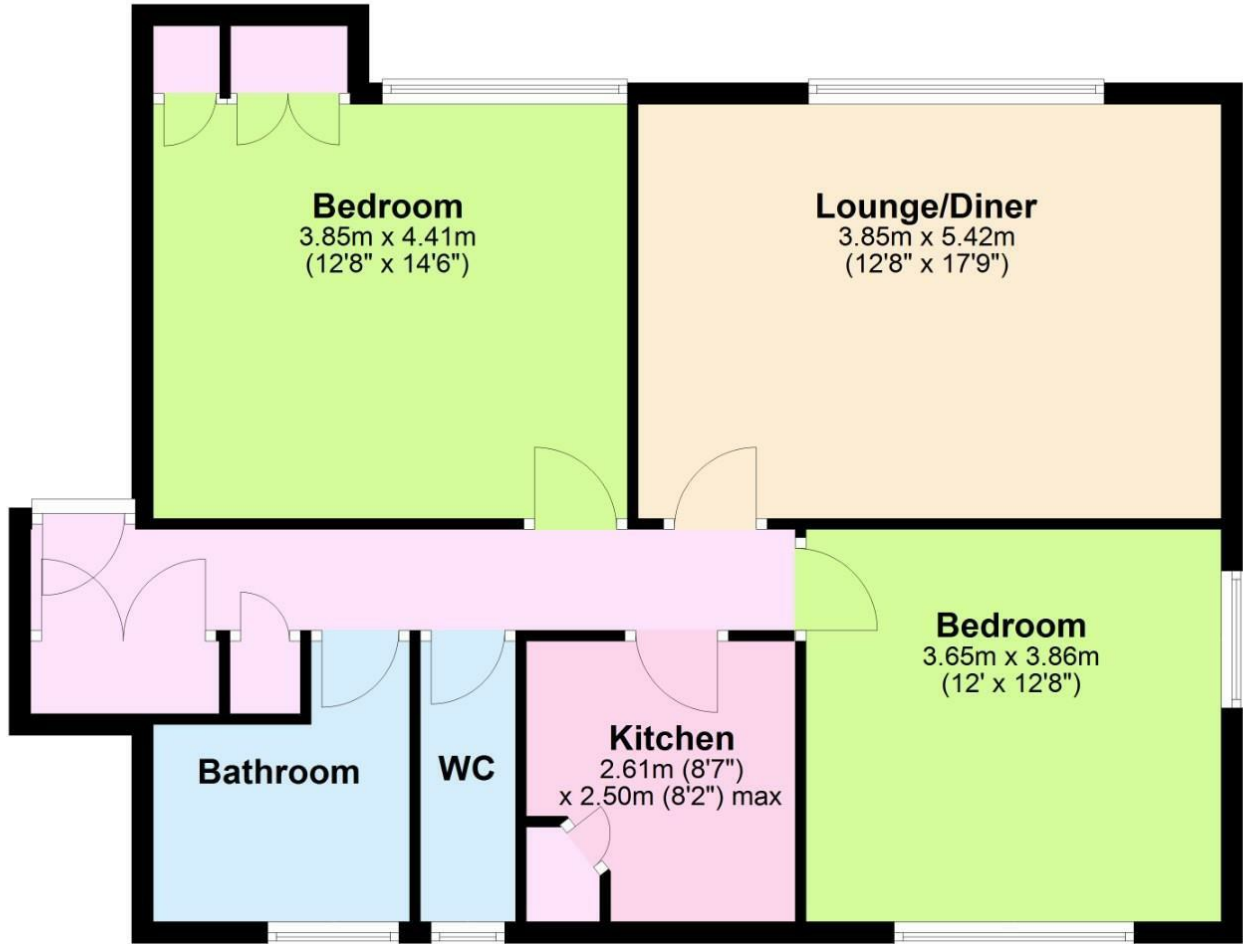


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Floor Plan

Approx. 78.7 sq. metres (847.6 sq. feet)



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.