



Sackville Road, Hove



Price
£325,000
Share of Freehold

- AN OUTSTANDING ONE BEDROOM MAISONNETTE
- PRIVATE WEST FACING TERRACE
- ADDITIONAL WEST FACING BALCONY
- GOOD DECORATIVE ORDER THROUGHOUT
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Robert Luff & Co are delighted to offer to market this outstanding one bedroom maisonette ideally situated in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Sackville Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Entrance hall, open planned kitchen / lounge with access to private west facing terrace, double bedroom with private west facing balcony and a bathroom. Other benefits include being in fantastic decorative order throughout, no onward chain, share of the freehold and ample storage.

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Accommodation

Entrance Hall

Kitchen/Lounge/Diner 16'9 x 11'6 (5.11m x 3.51m)

West Facing Terrace 13'9 x 10 (4.19m x 3.05m)

Bathroom

Bedroom 14'2 x 11'6 (4.32m x 3.51m)

West Facing Balcony 10 x 5'2 (3.05m x 1.57m)

AGENTS NOTES

Share of Freehold

SC: £2542.02

Council Tax: B

EPC: E

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Floor Plan

Approx. 23.6 sq. metres (254.1 sq. feet)



Floor Plan

Approx. 14.4 sq. metres (154.6 sq. feet)



Total area: approx. 38.0 sq. metres (408.7 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			
		54	69
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.