



Holland Road, Hove

Offers In Excess Of
£270,000
Share of Freehold

- ONE BEDROOM FLAT
- STUNNING MANSION BLOCK
- LIFT TO ALL FLOORS
- SHARE OF FREEHOLD
- RECENTLY RENOVATED
- WEST FACING THROUGHOUT

Robert Luff & Co are delighted to bring to market this stunning one bedroom flat located on the top floor of this beautiful Victorian building. Guwydyr Mansions is a prestigious mansion block dating back to 1890. Situated on Holland Road and opposite Palmeira Square, the property is 0.3 miles to Hove Lawns and the seafront and close to several established restaurants, cafes and pubs. Hove railway station is 0.8 miles away.

Accommodation offers: spacious lounge/diner, separate kitchen, bedroom and bathroom. Other benefits include; no onward chain, a share of freehold, a communal lift to all floors and a recently renovated kitchen and bathroom.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Communal Entrance

With lift to all floors

Lounge / Diner 15'3" x 11'11" (4.65 x 3.65)

Carpet flooring, wall mounted radiators, West facing windows

Kitchen 6'10" x 6'7" (2.10 x 2.01)

A mixture of wall and base units set under Quarts worktops, built in appliance, gas hob with extractor, West facing window

Bedroom 15'3" x 6'8" (4.65 x 2.05)

Carpet flooring, wall mounted radiator, built in storage underneath the bed, built in wardrobe, West facing sash window

Bathroom

Solid marble tiled flooring, roll top bath with overhead shower, WC, wash hand basin, heated towel rail

Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: £3000 Per Annum

EPC Rating: D

Council Tax Band: A

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

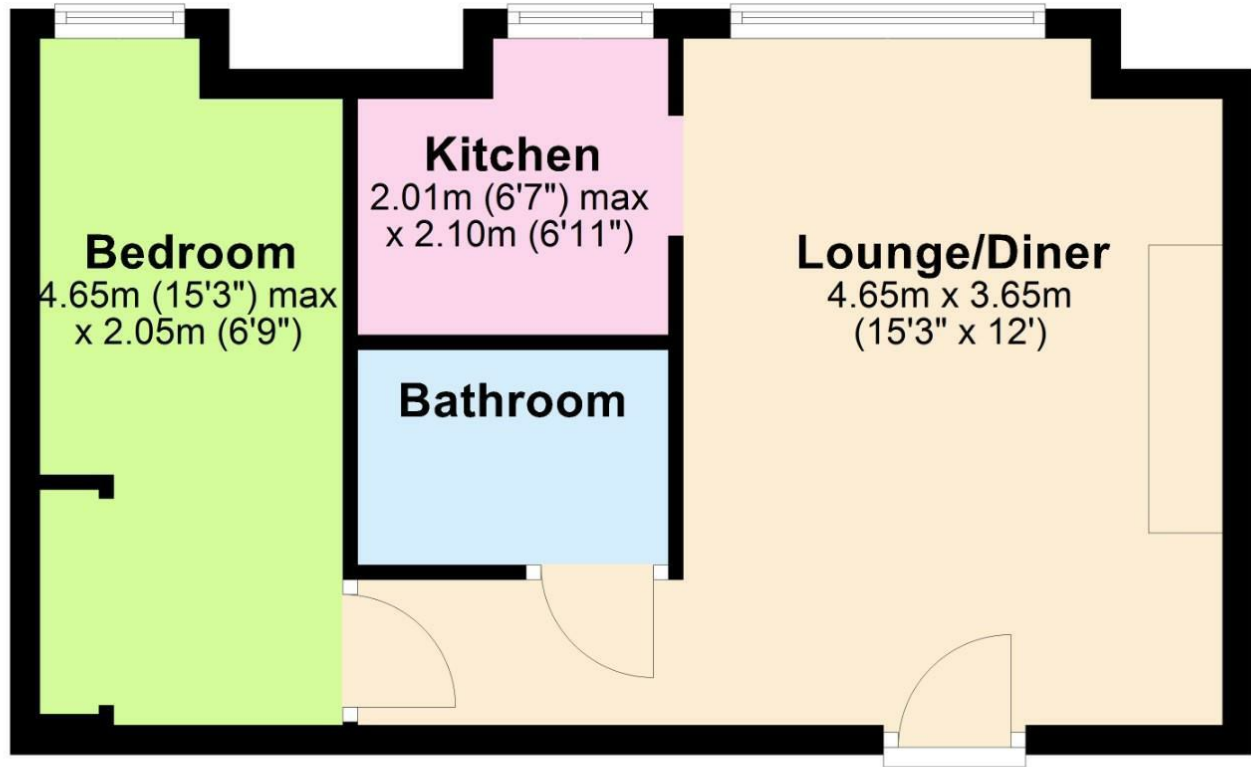
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Floor Plan

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 36.0 sq. metres (387.7 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			
England & Wales		61	73
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.