



Offers In Excess Of  
**£220,000**  
Leasehold

## School Road, Hove

- STUDIO APARTMENT
- MODERN FITTED KITCHEN & BATHROOM
- LIFT TO ALL FLOORS
- IDEAL FIRST TIME BUY
- CENTRAL HOVE LOCATION

Robert Luff & Co are delighted to offer to market this studio apartment on the third floor of this exclusive new development, comprising of a wide range of beautifully designed apartments, ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rockwater and Hove lawns.

The apartment itself benefits from open plan kitchen living, bedroom area, bathroom, a lift service and integrated appliances. Also benefitting from a long lease and the remainder of a new build warranty.

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

**Robert  
Luff & Co**  
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## Accommodation

Loung / Diner 12'0" x 11'10" (3.67 x 3.61)

Bedroom Area 11'10" x 9'10" (3.61 x 3.02)

Shower Room

### Agents Notes

Lease: 148 Years

Service Charge: £618.95

EPC Rating: C

Council Tax Band: A



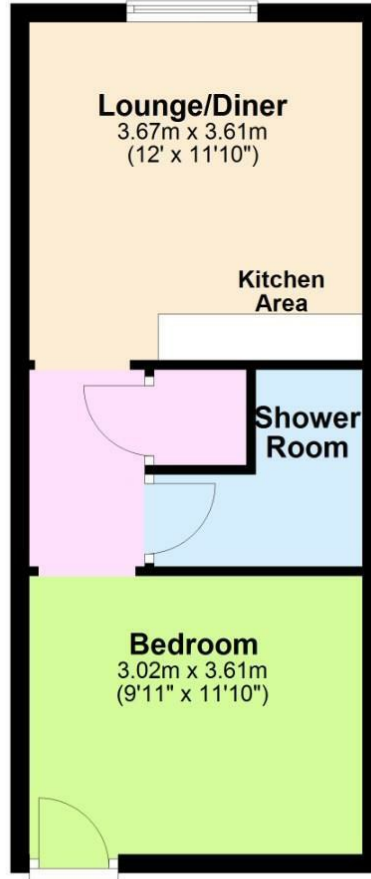
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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### Floor Plan

Approx. 32.6 sq. metres (350.7 sq. feet)



Total area: approx. 32.6 sq. metres (350.7 sq. feet)

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.