



Asking Price
£300,000
Leasehold

Fourth Avenue, Hove

- TWO DOUBLE BEDROOMS
- LONG LEASE
- OWN FRONT GARDEN
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO HOVE SEAFRONT
- IDEAL FIRST TIME BUY

*** GUIDE PRICE £300,000 - £325,000 ***

Robert Luff & Co are delighted bring to market this two double bedroom flat, situated in the heart of Hove. Fourth Avenue is nestled between the shops and cafe's of Church Road, and Hove Lawns, you can access all parts of the city with ease, both on foot or by public transport. Church Road has numerous amenities including Tesco, coffee shops and bars as well as local cafe's and restaurants.

Accommodation offers; Lounge/diner, separate kitchen, two double bedrooms and bathroom. Other benefits include; no onward chain, long lease and own front garden.

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Accommodation

Entrance Hall

Lounge/ Diner 16'7" x 15'1" (5.07 x 4.60)

Laminate flooring, bay window with original sash windows, wall mounted radiators,

Kitchen 8'11" x 6'6" (2.72 x 2.00)

Laminate flooring, mixture of wall and base units, space for all appliances, extractor

Bedroom One 13'2" x 7'7" (4.02 x 2.32)

Carpet flooring, wall mounted radiator, window,

Bedroom Two 10'10" x 8'7" (3.32 x 2.64)

Carpet flooring, wall mounted radiator, built in storage, sash window

Bathroom

Tiled flooring, bath with overhead shower, WC, wash hand basin, heated towel rail

Agents Notes

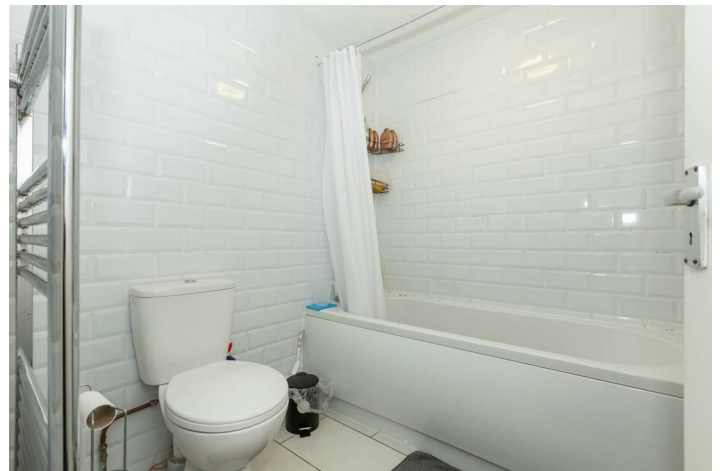
Tenure: Leasehold 166 years remaining

Service Charge: £1518 Per Year

Ground Rent: £80 Per Year

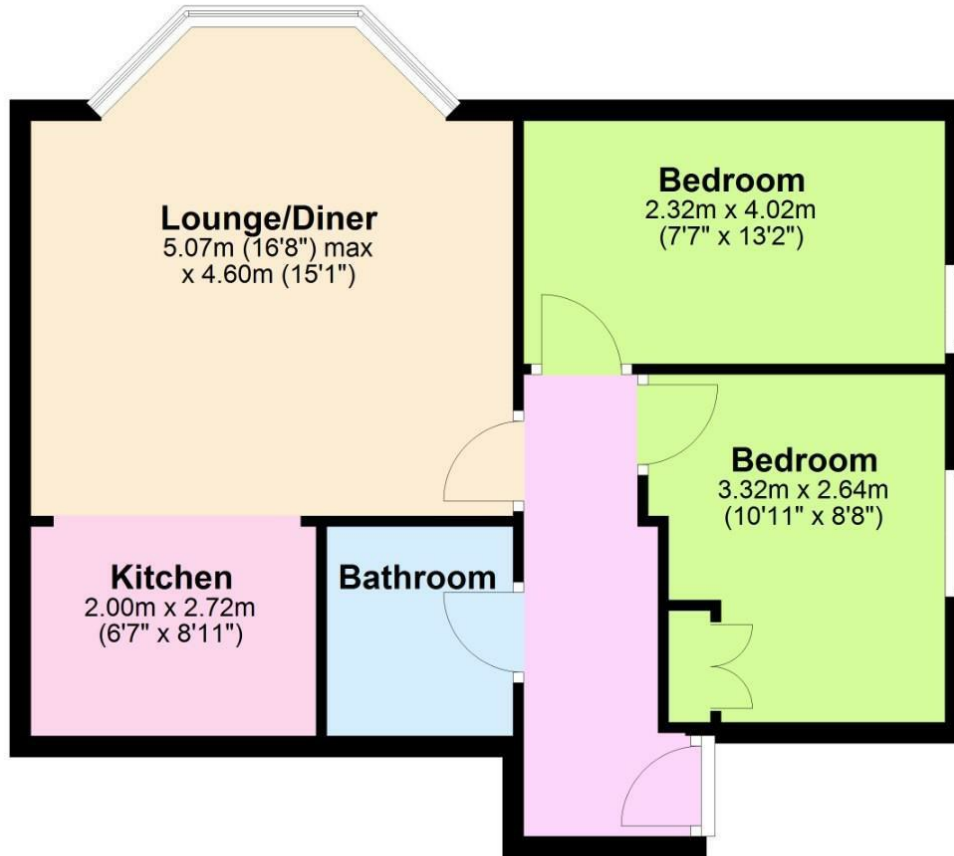
EPC Rating: C

Council Tax Band: B



Floor Plan

Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.9 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			
		69	79
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.

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