



School Road, Hove

Guide Price
£425,000
Leasehold

- TWO BEDROOM, TWO BATHROOM APARTMENT
- ALLOCATED PARKING
- CLOSE PROXIMITY TO HOVE AND ALDRINGTON STATION
- SOUTH FACING BALCONY
- LONG LEASE
- REMAINDER OF NEW BUILD WARRANTY

GUIDE PRICE: £425,000 - £450,000

Robert Luff & Co are delighted to offer to market this TWO BEDROOM, TWO BATHROOM APARTMENT on the first floor of this exclusive new development. 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, two spacious bedrooms, family bathroom + one ensuite, a lift service and integrated appliances. Also benefiting from allocated parking, south facing balcony and a long lease.

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Accommodation

Entrance Hall

Lounge/Diner 14'2" x 13'5" (4.33 x 4.10)

Laminate flooring, wall mounted radiators, spotlights, south facing balcony accessed via bi-folding doors, access to kitchen;

Kitchen 10'1" x 8'0" (3.09 x 2.45)

Laminate Flooring, mix of wall and base units with integrated appliances; fridge freezer, dishwasher, oven, microwave, induction hob with extractor.

Bedroom One 13'8" x 10'5" (4.19 x 3.18)

Carpet flooring, wall mounted radiator, double glazed windows facing rear, access to ensuite

Ensuite

Tiled flooring, walk in shower, WC, vanity sink unit, heated towel rail, extractor, double glazed window

Bedroom Two 11'10" x 10'5" (3.61 x 3.18)

Carpet flooring, wall mounted radiator, double glazed windows facing rear

Bathroom

Tiled flooring, bath with overhead shower, WC, vanity sink unit, heated towel rail, extractor

Balcony

South facing balcony accessed via bi-folding doors

Agents Notes

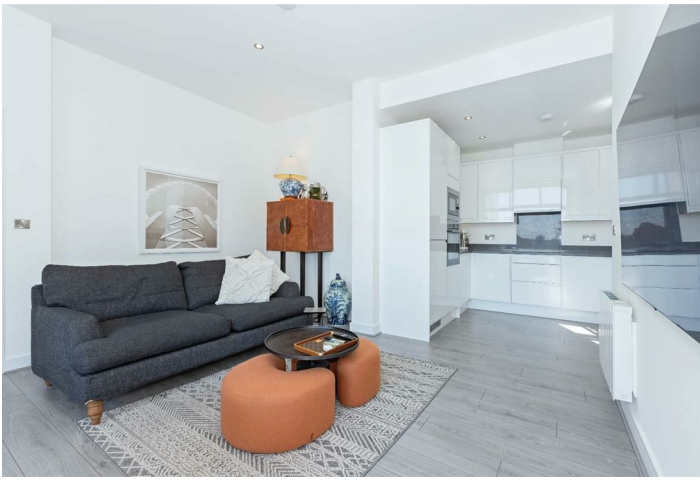
Tenure: Leasehold 124 Years Remaining approx

Maintenance fee's: £1 750PA

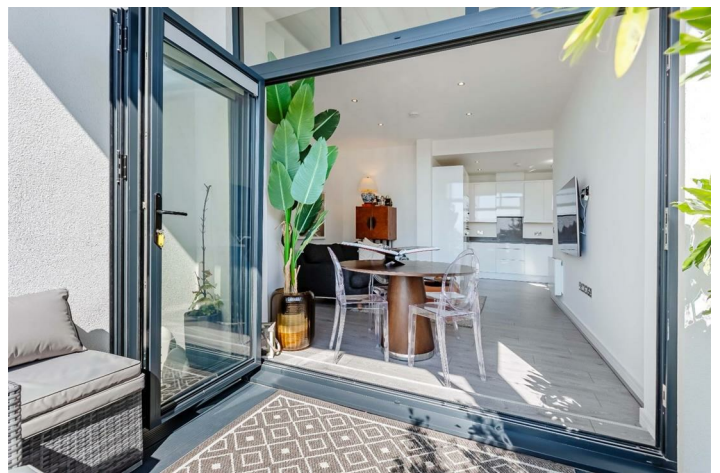
Ground Rent: £200PA

EPC Rating: C

Council Tax Band: C

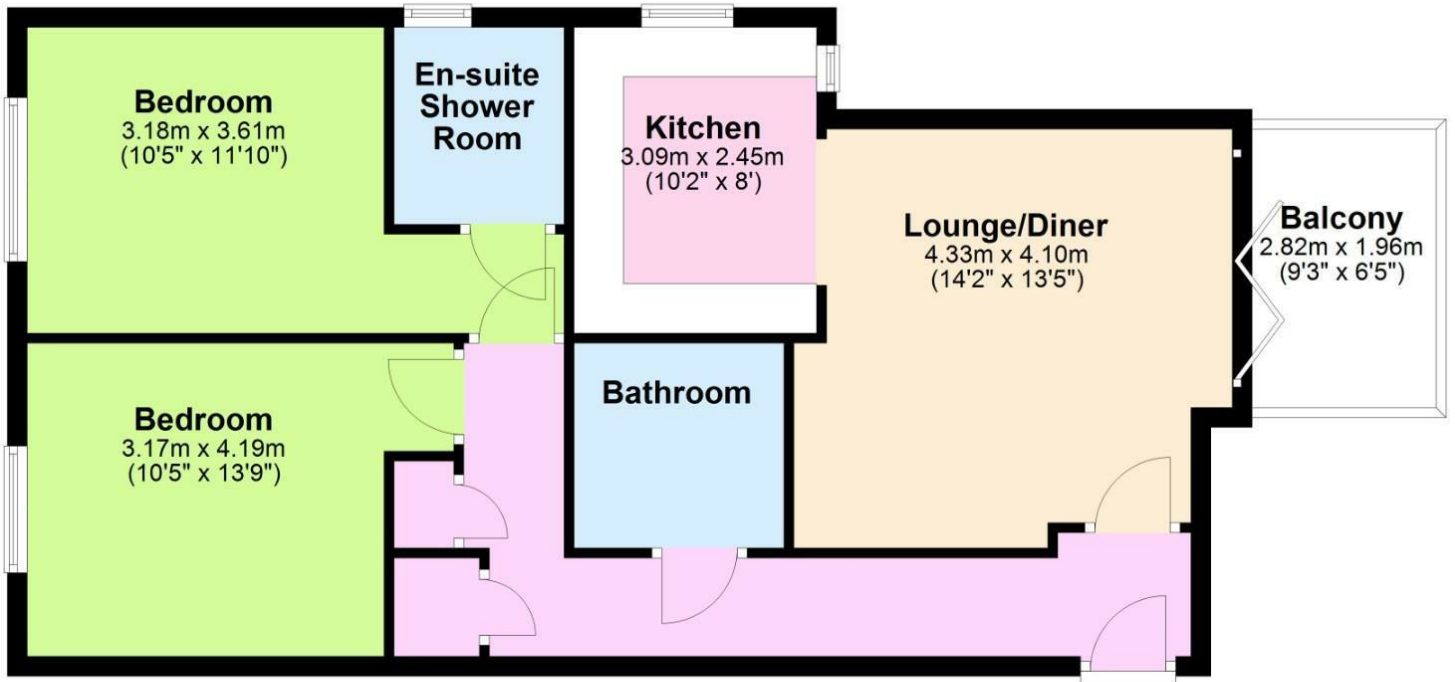


28 Blatchington Road, Hove, East Sussex, BN3 3YU
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Floor Plan

Approx. 71.5 sq. metres (769.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.5 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.