



## Portland Avenue, Hove



Guide Price  
£495,000  
Share of Freehold

- THREE BEDROOM MAISONETTE
- OVER 1100 SQ.FT
- SHARE OF FREEHOLD
- PRIVATE BALCONY
- WEST FACING LOUNGE
- OWN ENTRANCE

Robert Luff & Co are delighted to bring to market this spacious three bedroom maisonette spanning across the first and second floor of this well presented building. Portland Avenue is located between New Church Road and Portland Road and is within walking distance of the beach, Wish Park, Church Road and the popular independent shops and cafes of Portland Road and Richardson Road.

Accommodation offers; open planned lounge / diner, separate kitchen, three bedrooms and a family bathroom. Other benefits include; a share of the freehold, East facing balcony, West facing lounge and over 1100 sq. ft of space!

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

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## Accommodation

### Own Front Door

### Entrance Hall

Stairs leading to the first floor, carpet flooring, double glazed window, picture rail, built in storage

### Open Plan Lounge / Diner

Carpet flooring, working fireplace, large bay with double glazed windows, radiator,

### Kitchen

Tiled flooring, mixture of wall and base units, integrated fan oven with gas hob, integrated dishwasher, space for washing machine, door leading to East facing balcony

### Bedroom One

Carpet flooring, built in wardrobes, double glazed windows to rear

### Family Bathroom

Bath with overhead shower, vanity sink unit, WC, double glazed windows, extractor fan

### Stairs Leading To Second Floor

### Bedroom Two

Carpet flooring, radiator, two Velux windows, access to eaves storage

### Bedroom Three

Carpet flooring, two Velux windows, radiator, access to eaves storage

### Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: as and when

Council Tax Band: C

EPC Rating: TBC

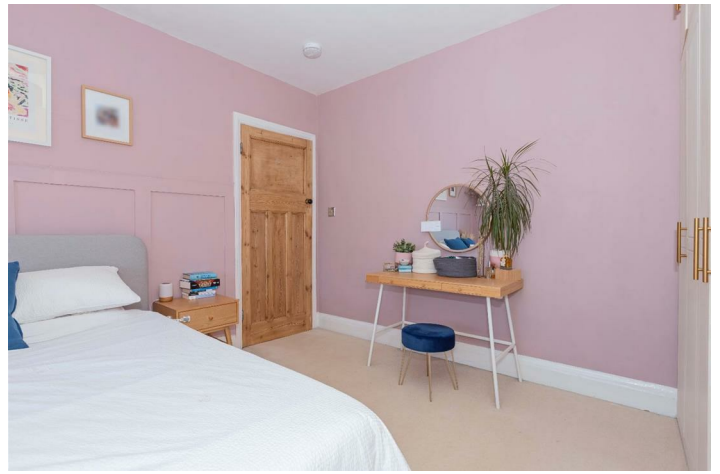
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# Floorplan



Total area: approx.102.9sq. metres ( 1108 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.