



Asking Price
£475,000
Leasehold

Blatchington Road, Hove

- TWO DOUBLE BEDROOM,
TWO BATHROOM
MAISONETTE
- SUITABLE FOR AIR BNB
- SOUTH FACING BALCONY
- NO ONWARD CHAIN
- RECENTLY REFURBISHED
THROUGHOUT
- CLOSE PROXIMITY TO
HOVE MAINLINE STATION

Robert Luff & Co are delighted to bring to market this spacious two bedroom, two bathroom, recently developed maisonette. Located on Blatchington Road within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre.

Accommodation offers; large open planned kitchen/ lounge / diner, two double bedrooms, separate shower room and one en-suite shower room. Other benefits include; no onward chain, long lease, recently refurbished throughout, underfloor heating throughout and the possibility of air bnb.

**Robert
Luff & Co**
Sales | Lettings | Commercial

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



Accommodation

Entrance Hall

Open Planned Kitchen / Lounge / Diner 25'3" x 16'8" (7.72 x 5.10)

Kitchen; mix of wall and base units with integrated appliances including; dishwasher, wine fridge, fridge freezer, double oven, induction hob with extractor, South facing double glazed windows

Lounge / Diner: wall mounted radiator, bay window with double glazed sash windows, exposed brick fireplace

Shower Room

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

Bedroom Two 10'8" x 9'0" (3.27 x 2.75)

Wall mounted radiator, built in storage, South facing Juliet balcony

Stairs leading To Top Floor

Bedroom One 18'6" x 13'7" (5.65 x 4.16)

Wall mounted radiators, built in storage, access to eaves storage, two Velux windows, double doors leading to South facing balcony, access to En-suite

En-suite

Tiled flooring, sky light, vanity sink unit, wall mounted heated towel rail, WC, walk in shower

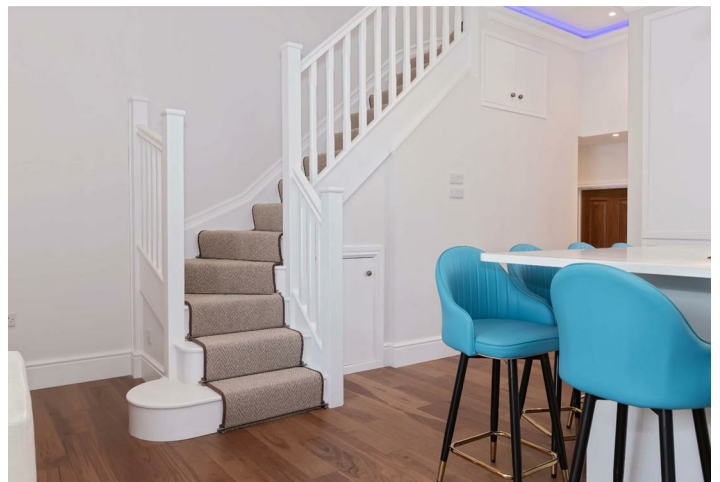
Agents Notes

Tenure: Leasehold, Brand New Lease On Completion

Maintenance: As & When

EPC: TBC

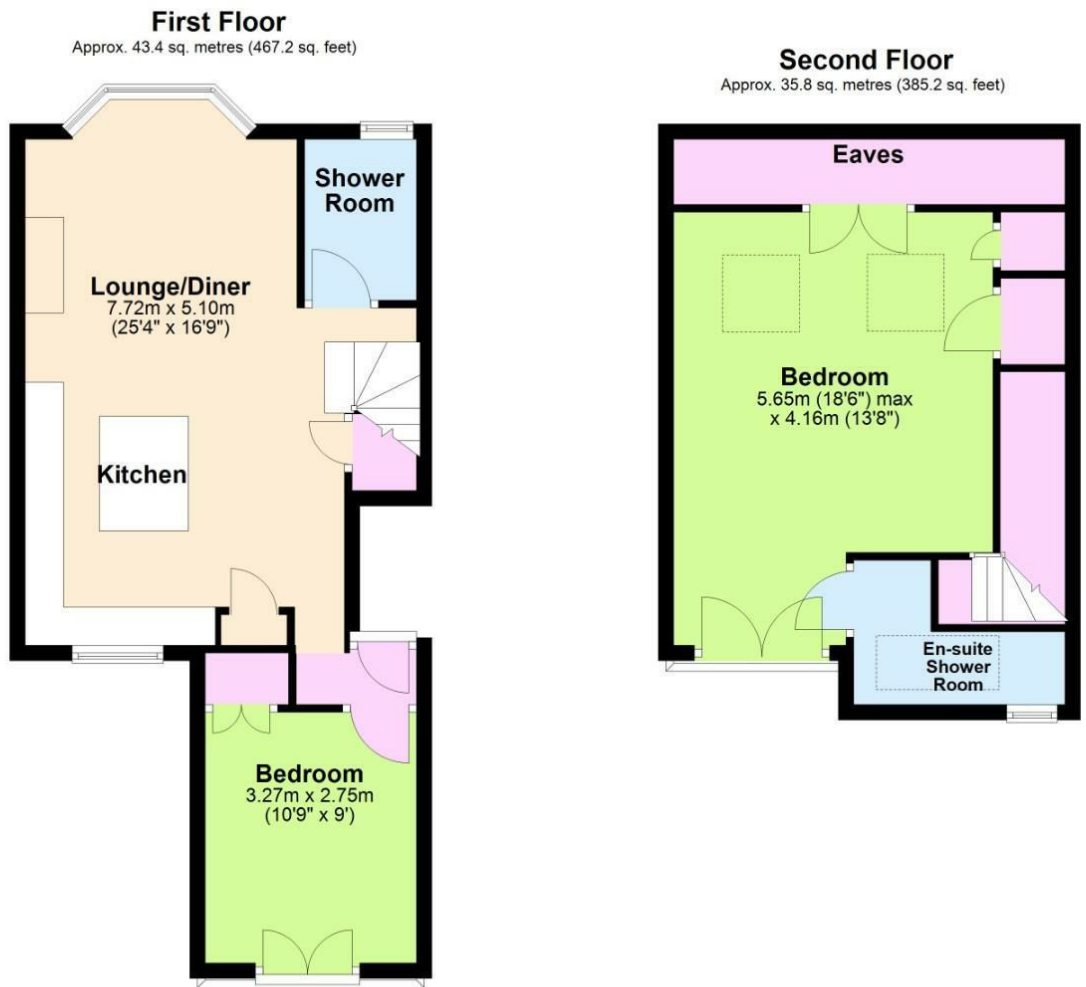
Council Tax Band: TBC



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk



Floorplan



Total area: approx. 79.2 sq. metres (852.4 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.