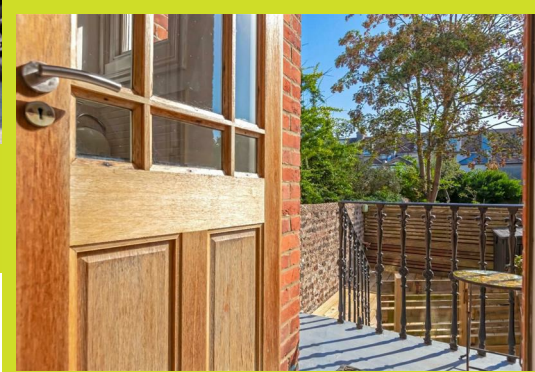




## Sackville Road, Hove

- STUDIO FLAT
- PRIVATE REAR GARDEN
- POPULAR CENTRAL HOVE LOCATION
- GROUND FLOOR
- NO ONWARD CHAIN
- IDEAL HOLIDAY HOME



Asking Price  
**£210,000**  
Leasehold

Robert Luff & Co are delighted to bring to market this beautiful studio flat. Located on Sackville Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; studio room with fold out bed, kitchen, and bathroom. Other benefits include; no onward chain, additional storage cupboard and private rear garden.

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

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



## Accommodation

### Agents Notes

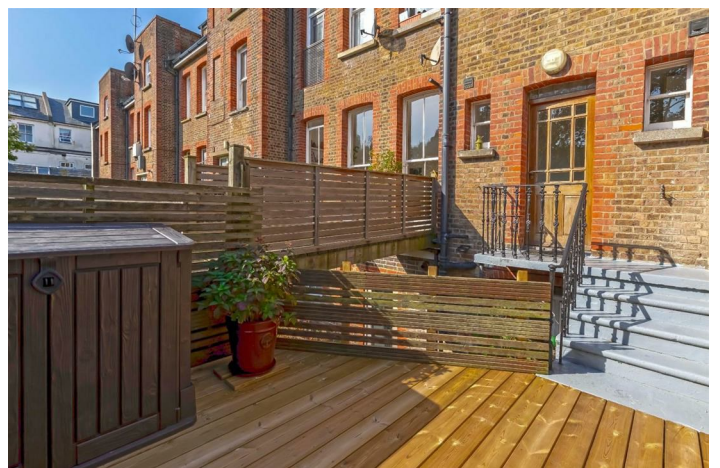
Tenure: Leasehold, Approx. 93 Years Remaining

Service Charge: £700 Per Annum

Ground Rent: £0

EPC Rating: D

Council Tax Band: A

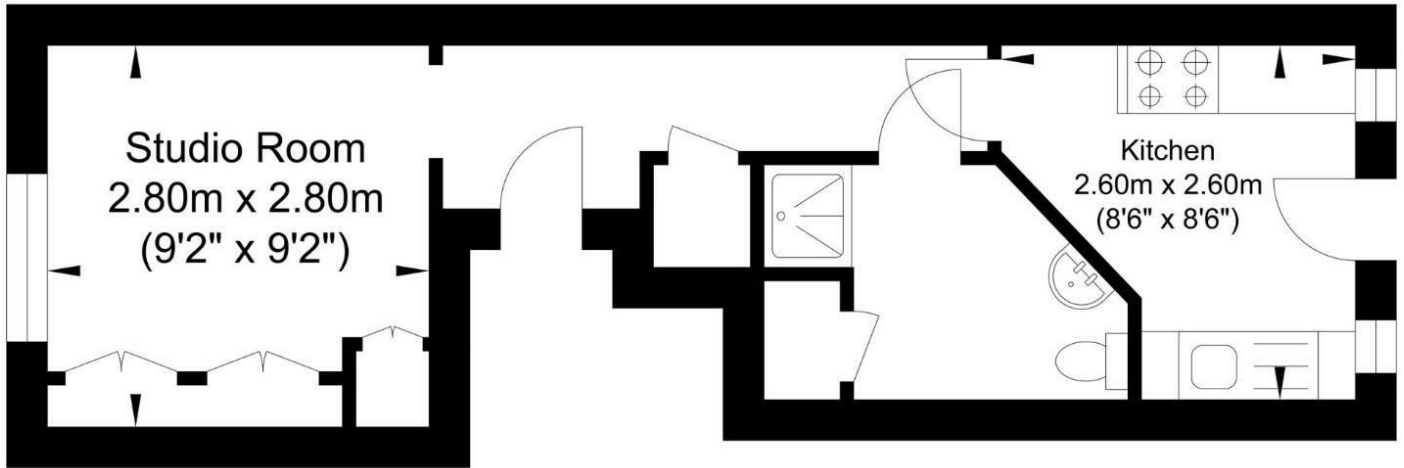


28 Blatchington Road, Hove, East Sussex, BN3 3YU

T: 01273 921133 E:

[www.robertluff.co.uk](http://www.robertluff.co.uk)

# Sackville Road



Ground Floor  
 Approximate Floor Area  
 233.14 sq ft  
 (21.66 sq m)

Approximate Gross Internal Area = 21.66 sq m / 233.14 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.