



## Sheridan Terrace, Hove



Asking Price  
**£285,000**  
 Leasehold

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- SOUTH FACING BALCONY
- TOP FLOOR FLAT
- NEW LEASE EXTENSION ON COMPLETION

Robert Luff & Co are delighted to bring to market this two bedroom apartment located in Poets Corner. Situated on Sheridan Terrace this top floor flat benefits from being just a short walk from Hove seafront with 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, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Reception room, separate kitchen, two double bedrooms and one shower room. Other benefits include, no onward chain, communal gardens and balcony.

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

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





## Accommodation

### Agents Notes

Tenure: Leasehold--New Lease On Completion

Maintenance Fee: £1200 Per Annum

Ground Rent: £50

EPC Rating: D

Council Tax: B

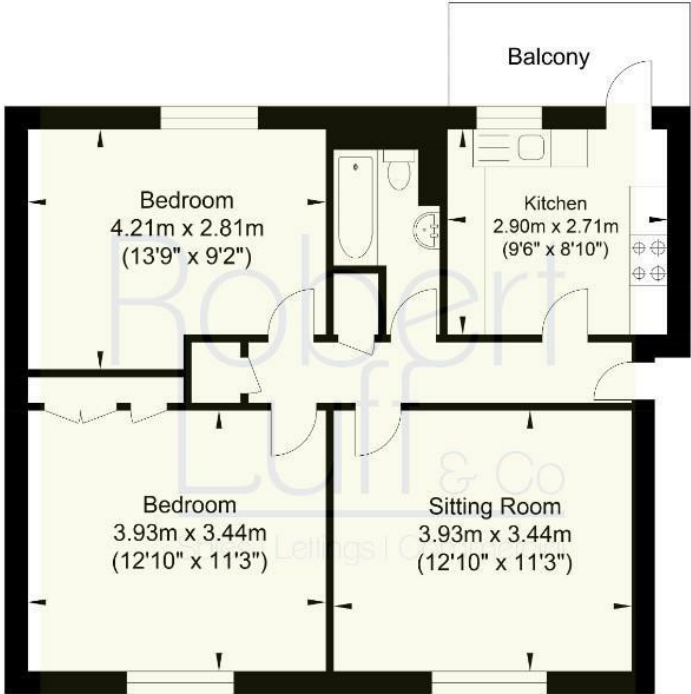


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Second Floor  
Approximate Floor Area  
625.92 sq ft  
(58.15 sq m)

Approximate Gross Internal Area = 58.15 sq m / 625.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
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	
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.