



Blatchington Road, Hove

Asking Price
£525,000
Leasehold

- THREE BEDROOM, TWO SHOWER ROOM MAISONETTE
- SOUTH FACING GARDEN WITH BUILT IN SAUNA
- RECENTLY REFURBISHED THROUGHOUT
- NO ONWARD CHAIN
- SUITABLE FOR AIR BNB
- CLOSE PROXIMITY TO HOVE MAINLINE STATION

Robert Luff & Co are delighted to bring to market this spacious three 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, three double bedrooms and two shower rooms. Other benefits include; no onward chain, long lease, recently refurbished throughout, private rear garden with built in sauna, underfloor heating throughout and the possibility of air bnb.

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

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Accommodation

Entrance Hall

Bedroom Two

Underfloor heating, built in storage, South facing double glazed windows

Bedroom Three

Underfloor heating, built in storage, South facing double glazed doors leading to rear garden

Shower Room

WC, sink, walk in shower

Stairs Leading To Lower Ground Floor

Lounge / Dining Room / Kitchen 31'1" x 10'6" (9.49 x 3.22)

Underfloor heating, LED down lights, cornicing. Kitchen; mix of wall and base units with integrated appliances, induction hob with built in extractor, sky light, access to win store

Bedroom One 16'0" x 8'4" (4.90 x 2.56)

Underfloor heating, wall mounted radiator, built in storage, sky lights, double glazed window, double glazed doors leading to Sun Room

Sun Room 10'2" x 7'6" (3.11 x 2.29)

Underfloor heating, double glazed doors leading to the rear garden, sky light

Shower Room

Fully tiled, vanity sink unit, walk in shower, WC, heated towel rail, extractor

Rear Garden

South facing, brand new sauna with seating for multiple people and sky light. Outside shower

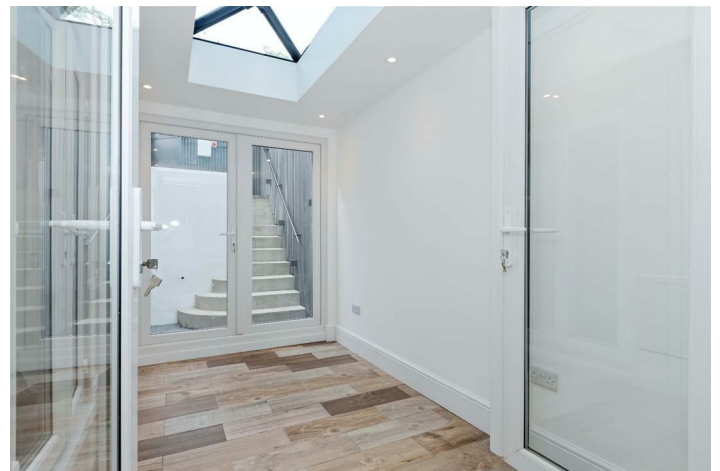
Agents Notes

Tenure: Leasehold, Brand New Lease On Completion

Maintenance: As & When

EPC: TBC

Council Tax Band: TBC

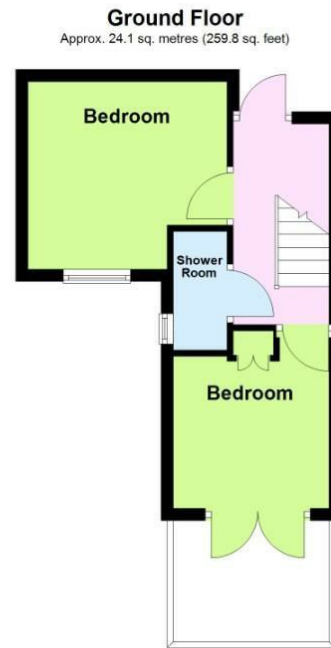
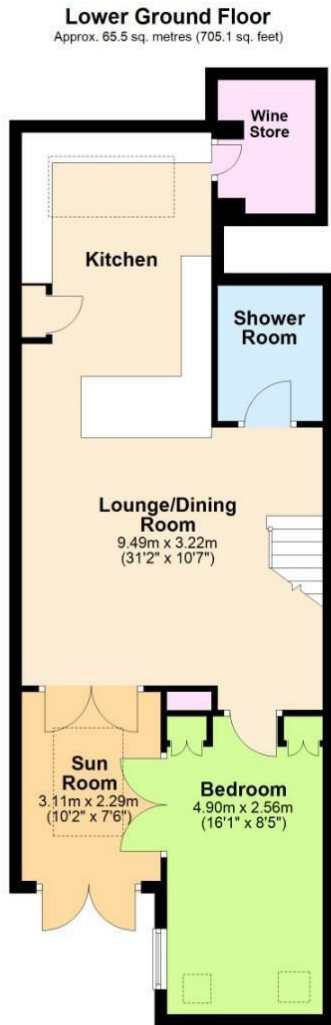


28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Floorplan



Total area: approx. 89.6 sq. metres (964.8 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.