



121-123 Davigdor Road, Hove

Asking Price
£470,000
Leasehold

- TWO BEDROOM APARTMENT
- PRIVATE SOUTH FACING BALCONY
- TWO COMMUNAL ROOF TERRACES
- CLOSE PROXIMITY TO BRIGHTON & HOVE STATION
- POTENTIAL TO RENT A PARKING SPACE FOR £18 PER MONTH
- MODERN DECOR THROUGHOUT
- LONG LEASE
- CLOSE PROXIMITY TO 7 DIALS
- NHBC WARRANTY

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment situated on the fifth floor of this modern block. Artisan is located on Davigdor Road which is within walking distance to Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton & Hove mainline station's with its direct links to London and is also within walking distance to central Brighton.

Accommodation offers; Open Planned Kitchen/Sitting/Dining room, Two Double Bedrooms and Family Bathroom. Other benefits include; private balcony, two stunning communal roof terraces, lift to all floors, secure bicycle storage, remainder of NHBC new build warranty and integrated Bosch appliances.

T: 01273 921133 E:
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Accommodation

Entrance Hall 11'8 x 3'8 (3.56m x 1.12m)

Kitchen/Living Area 23'5 x 11'3 (7.14m x 3.43m)

Bedroom One 14'2 x 8'11 (4.32m x 2.72m)

Bedroom Two 12'0 x 9'4 (3.66m x 2.84m)

Bathroom 9 x 6'6 (2.74m x 1.98m)

AGENTS NOTES

Lease: 244 Years Remaining

Service Charge: £140

Council Tax: D

EPC: B

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

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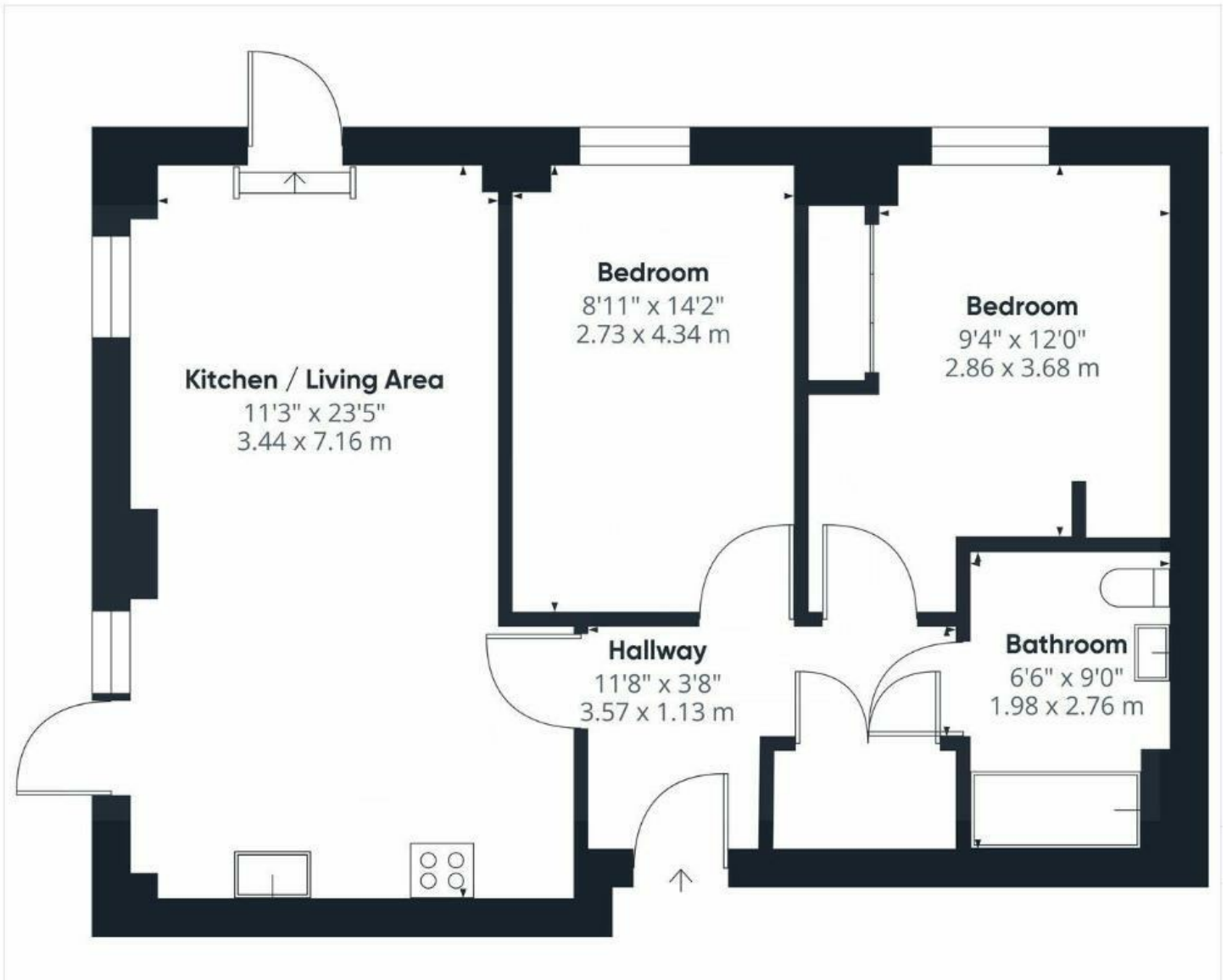
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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.