



Asking Price
£400,000
 Share of Freehold

Goldstone Crescent, Hove

- TWO BEDROOM FIRST FLOOR APARTMENT
- VIEWS OVER HOVE PARK
- NO ONWARD CHAIN
- OFF STREET PARKING
- CLOSE PROXIMITY TO HOVE STATION
- SHARE OF FREEHOLD

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment situated on the first floor of Hove Park Manor. Ideally situated in the prestigious Hove Park district, offering views over Hove Park. The location is highly convenient, with Hove mainline railway station within walking distance, catering to commuters. A short stroll south leads you into the vibrant heart of central Hove, where you'll find a plethora of independent shops, bars, and restaurants.

Accommodation offers; two bedrooms, living / dining room, separate kitchen, family bathroom and separate WC. Other benefits include; no onward chain, share of freehold, West facing living room and off street parking.

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

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Lounge / Diner 19'7 x 12'6 (5.97m x 3.81m)

Kitchen 12'5 x 6'11 (3.78m x 2.11m)

Bedroom One 14'11 x 11'10 (4.55m x 3.61m)

Bedroom Two 8'10 x 8 (2.69m x 2.44m)

Bathroom

WC

Agents Notes

Tenure: Share Of Freehold

Maintenance Charge: £1897.86

EPC: TBC

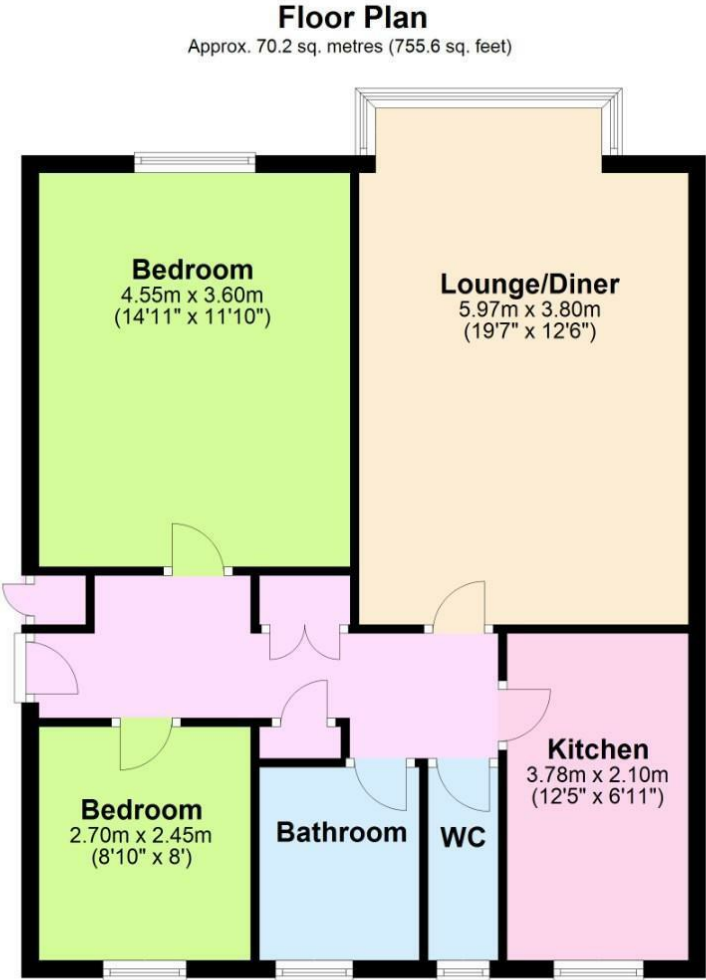
Council Tax Band: C

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

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Total area: approx. 70.2 sq. metres (755.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.