



Asking Price £335,000 Leasehold

## Sheridan Terrace, Hove

- TWO BEDROOM GROUND
  FLOOR APARTMENT
- DIRECT ACCESS TO COMMUNAL GARDENS
- IDEAL FIRST TIME BUY
- BEAUTIFULLY PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER
  POETS CORNER LOCATION

\*\*\* GUIDE PRICE £335,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this beautifully presented two bedroom apartment located in Poets Corner. Situated on Sheridan Terrace this ground floor apartment 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 family bathroom. Other benefits include; no onward chain, long lease, and direct access to communal gardens.



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## Accommodation

Entrance Hall

Living Room 12 x 11'4 (3.66m x 3.45m)

Kitchen 9'3 x 8'8 (2.82m x 2.64m)

Bedroom One 11'4 x 9'11 (3.45m x 3.02m)

Bedroom Two 9'11 x 7'7 (3.02m x 2.31m)

Bathroom

AGENT NOTES LEASEHOLD: 167 YEARS REMAINING SERVICE CHARGE: 1,030 PA GROUND RENT: £30 PA COUNCIL TAX BAND: B EPC: C

> 28 Blatchington Road, Hove, East Sussex, BN3 3YN T: 01273 921133 E: www.robertluff.co.uk





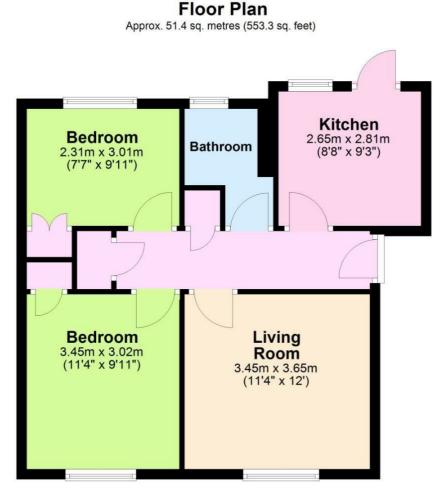




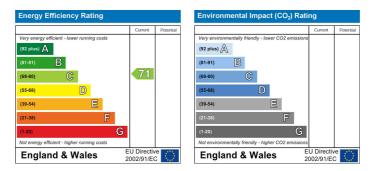




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Total area: approx. 51.4 sq. metres (553.3 sq. feet)



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.

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