



Sheridan Terrace, Hove



Offers In Excess Of
£300,000
Leasehold

- 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

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 Aldington 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.

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

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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

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Floor Plan

Approx. 51.4 sq. metres (553.3 sq. feet)



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