



## Sackville Road, Hove



Guide Price  
£290,000  
Leasehold

- A WELL PRESENTED TWO • FIRST FLOOR  
BEDROOM APARTMENT
- REAR GARDEN
- IDEAL CENTRAL HOVE  
LOCATION
- NO ONWARD CHAIN
- LONG LEASE
- IDEAL FIRST TIME BUY

\*\*\* GUIDE PRICE £290,000 - £310,000 \*\*\*

Robert Luff & Co are delighted to offer to market this well presented two bedroom first floor apartment forming part of this period building. Ideally situated on Sackville Road this apartment benefits from being just a short walk from Hove seafront with delightful 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 and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Entrance hall, spacious living area, fitted kitchen, two bedrooms, fitted bathroom suite & rear garden.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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## Accommodation

Entrance Hall

Lounge/Diner 17'4 x 11'7 (5.28m x 3.53m)

Kitchen 7'4 x 7'1 (2.24m x 2.16m)

Bedroom One 12'2 x 10'5 (3.71m x 3.18m)

Bedroom Two 10'8 x 10'5 (3.25m x 3.18m)

Shower Room

Rear Garden

### AGENTS NOTES

NEW LEASE UPON COMPLETION

SC: £1750 PA

EPC: D

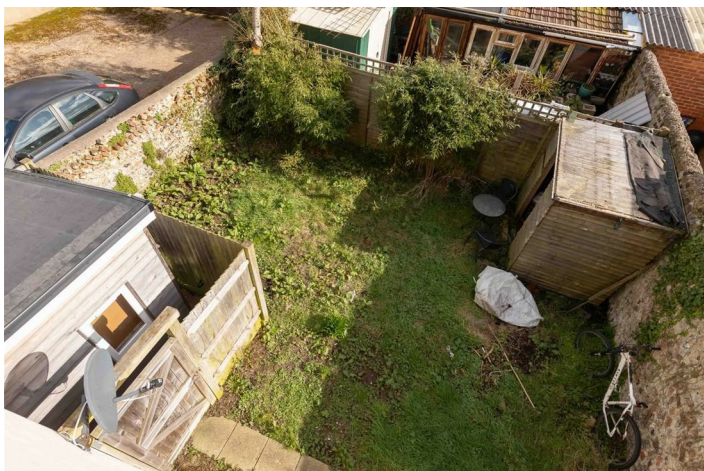
Council Tax: Band B

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

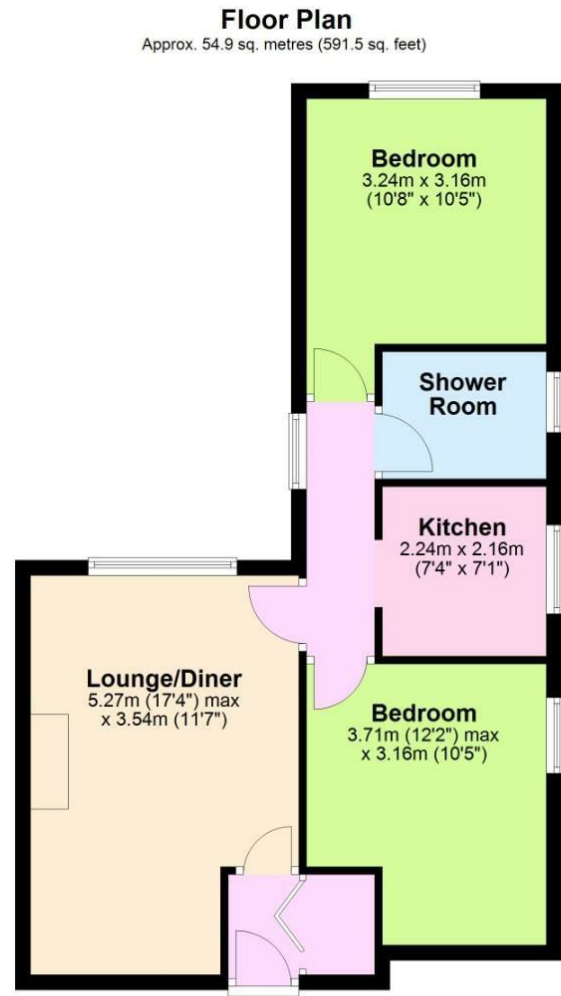
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Total area: approx. 54.9 sq. metres (591.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
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.