



Guide Price
£425,000
 Share of Freehold

School Road, Hove

- AN OUTSTANDING TWO BEDROOM APARTMENT
- SPACIOUS SOUTH FACING BALCONY
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- FANTASTIC VIEWS
- TWO ALLOCATED PARKING SPACES
- TWO BATHROOMS
- REMAINDER OF A 10 YEAR WARRANTY
- BUILT IN WARDROBES IN BOTH BEDROOMS

*** GUIDE PRICE £425,000 - £450,000 ***

Robert Luff & Co are delighted to offer to market this two bedroom, two bathroom apartment with two allocated parking spaces occupying the first floor of the West Wing in this exclusive new development. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rockwater and Hove lawns.

The apartment itself benefits from open plan kitchen living, two spacious bedrooms with built in wardrobes, family bathroom + one ensuite. Also benefitting from two allocated parking spaces, south facing balcony, share of freehold & a remainder of a 10 year warranty.

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

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Living Room 18'0 x 15'8 (5.49m x 4.78m)

Bedroom One 21'11 x 11'9 (6.68m x 3.58m)

En-Suite

Bedroom Two 15'8 x 9'6 (4.78m x 2.90m)

Bathroom

South Facing Balcony

Two Allocated Parking Spaces

Agents Notes

Share of Freehold

SC: £1,634.94

EPC: C

Council Tax: C

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

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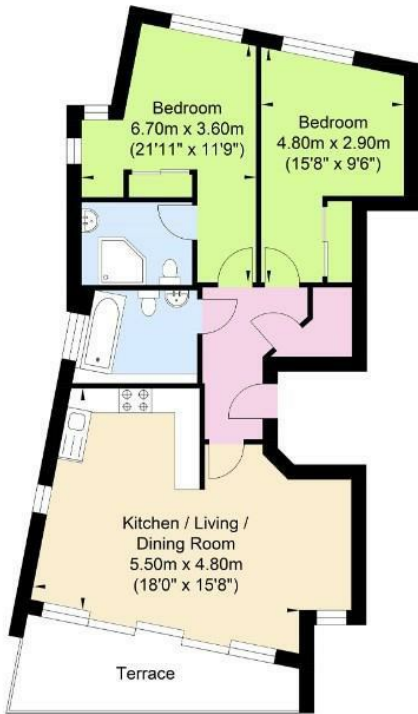
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School Road



Approximate Floor Area
849.27 sq ft
(78.9 sq m)

Approximate Gross Internal (Including Garage) Area = 78.9 sq m / 849.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.