



Wordsworth Street, Hove



Guide Price
£300,000
Leasehold

- ONE BEDROOM GARDEN FLAT
- HIGHLY SOUGHT AFTER POETS CORNER LOCATION
- LONG LEASE
- IDEAL FIRST TIME BUY
- PRIVATE SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT

*** GUIDE PRICE £300,000 - £325,000 ***

Robert Luff & Co are delighted to offer to market this modern fitted one bedroom garden flat which is ideally situated in Wordsworth Street in central Hove with easy access to everything that this highly popular and desirable city has to offer. This 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 and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Spacious Lounge, Fitted Kitchen, Contemporary Bathroom and a large bedroom. Outside, the property enjoys the use of a private, south facing rear garden. Benefits include: Gas central heating, own street entrance and a long lease.

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

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 11'6 x 7'9 (3.51m x 2.36m)

Living/Dining Room 13'8 x 10'10 (4.17m x 3.30m)

Bedroom 11'6 x 9'2 (3.51m x 2.79m)

Bathroom

South Facing Rear Garden

AGENTS NOTES

Leasehold: 943 Years Remaining

SC: £50 PCM

EPC: D

Council Tax Band: A

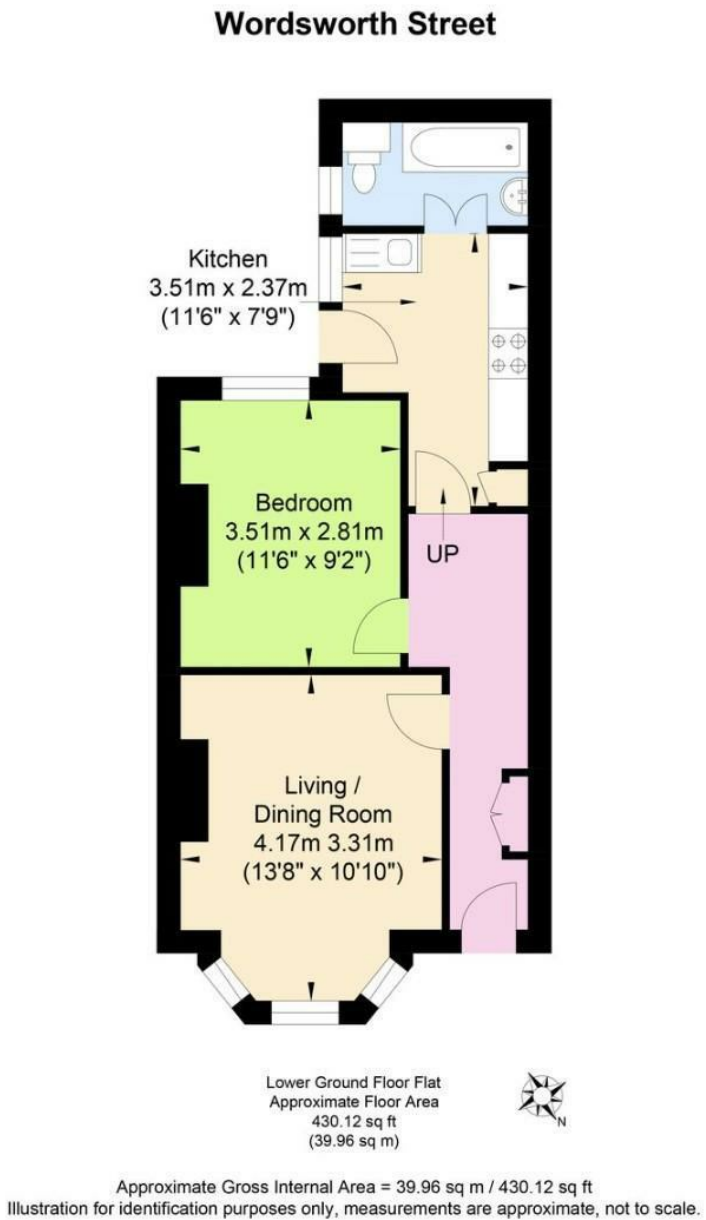
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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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.