



Guide Price  
**£275,000**  
 Share of Freehold

## School Road, Hove

- AN OUTSTANDING ONE BEDROOM APARTMENT
- MODERN DECOR THROUGHOUT
- IDEAL FIRST TIME BUY
- REMAINDER OF A 10 YEAR WARRANTY
- FANTASTIC ROOF TOP VIEWS
- SHARE OF FREEHOLD
- ALLOCATED PARKING

\*\*\*GUIDE PRICE £275,000 - £300,000\*\*\*

Robert Luff & Co are delighted to offer to market this one bedroom apartment with allocated parking occupying part of the fourth floor 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, spacious bedroom with space for wardrobes and modern fitted bathroom. Also benefitting from allocated parking, share of freehold & a remainder of a 10 year warranty.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen/Lounge/Diner 25'9 x 10'1 (7.85m x 3.07m)

Bedroom 18'6 x 9'1 (5.64m x 2.77m)

Bathroom

Utility Area

### AGENTS NOTES

SHARE OF FREEHOLD

SC: £900 PA

EPC: C

COUNCIL TAX BAND: B

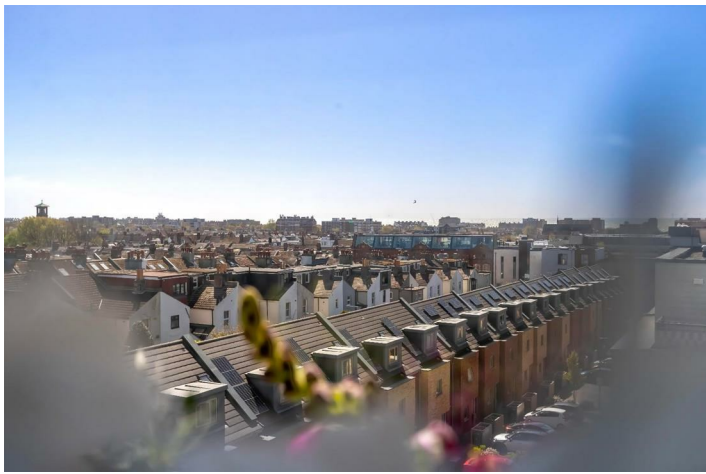
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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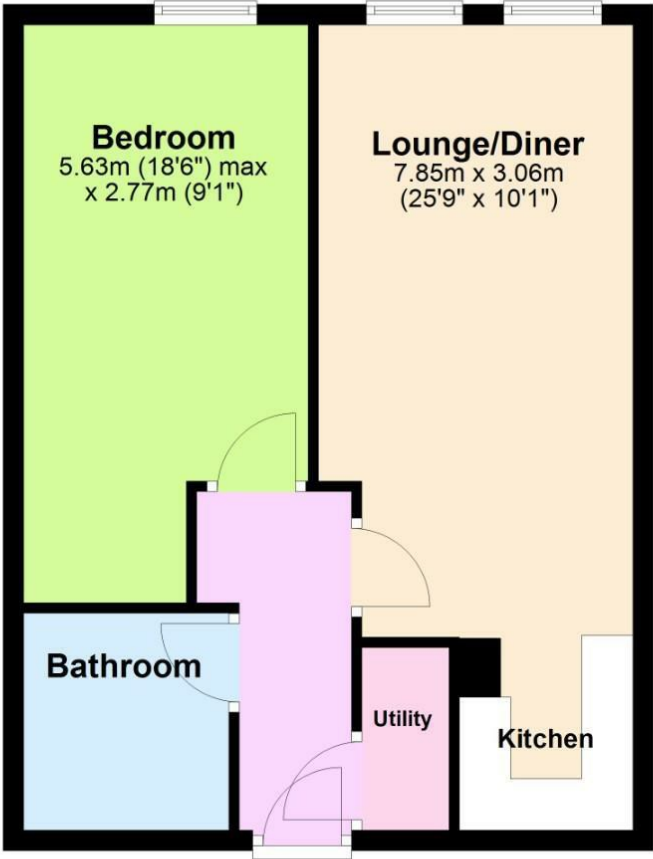
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Floor Plan

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.