



## Sackville Road, Hove

Guide Price  
£250,000  
Leasehold

- A OUTSTANDING ONE BEDROOM TOP FLOOR APARTMENT
- NO ONWARD CHAIN
- PERFECT FIRST TIME BUY
- SPANNING OVER 613 SQFT
- IDEAL CENTRAL HOVE LOCATION
- HIGH CEILINGS THROUGHOUT

\*\*\*GUIDE PRICE £250,000 - £275,000\*\*\*

MUST VIEW! SPANNING OVER 613 SQFT AND BENEFITTING FROM HIGH CEILINGS AND PERIOD FEATURES THROUGHOUT!

Robert Luff & Co are delighted to offer to market this spacious one bedroom top floor apartment ideally situated in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located 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, open planned kitchen/living area, spacious double bedroom and bathroom. Other benefits include no onward chain, long lease and high ceilings throughout.

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

**Robert  
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& Co**  
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## Accommodation

### Entrance Hall

Kitchen/Lounge/Diner 19'9 x 16'6 (6.02m x 5.03m)

Bedroom 17'5 x 14'4 (5.31m x 4.37m)

### Bathroom

### AGENTS NOTES

Leasehold: 94 Years Remaining

SC: £1 700 PA

GR: £100 PA

EPC: D

Council Tax: B



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# Floorplan



Total area: approx. 57.0 sq. metres (613.2 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 CO <sub>2</sub> 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 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.