



New Church Road, Hove

Asking Price
£420,000
Leasehold

- TWO PRIVATE BALCONYS • 25% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- CENTRAL HOVE LOCATION
- WALKING DISTANCE TO HOVE SEAFRONT

Robert Luff & Co are delighted to bring to market this two bedroom apartment in the ever sought after New Church Road location very close to Hove Lawns, Rockwater and the Lagoon on the Kingsway. Church Road with its variety of bars, restaurants, cafes and local independent shops is also in close proximity. Accommodation currently offers; Modern fitted kitchen, living area with access to private balcony, two double bedrooms with your main bedroom having access to a second private balcony.

T: 01273 921133 E:
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Accommodation

Lounge/Diner 14'4" x 15'5" (4.37m x 4.72m)

Kitchen 9'10", 29'11" x 7'9" (3.89m x 2.37m)

Bedroom One 11'2" x 13'4" (3.41m x 4.08m)

Bedroom Two 13'2" x 9'10" (4.03m x 3.01m)

AGENT NOTES

Tenure: Leasehold: 108 Years Remaining
Service Charge: £175.14 per month (subject to annual review).

Ground Rent: £200.00 Per Annum.

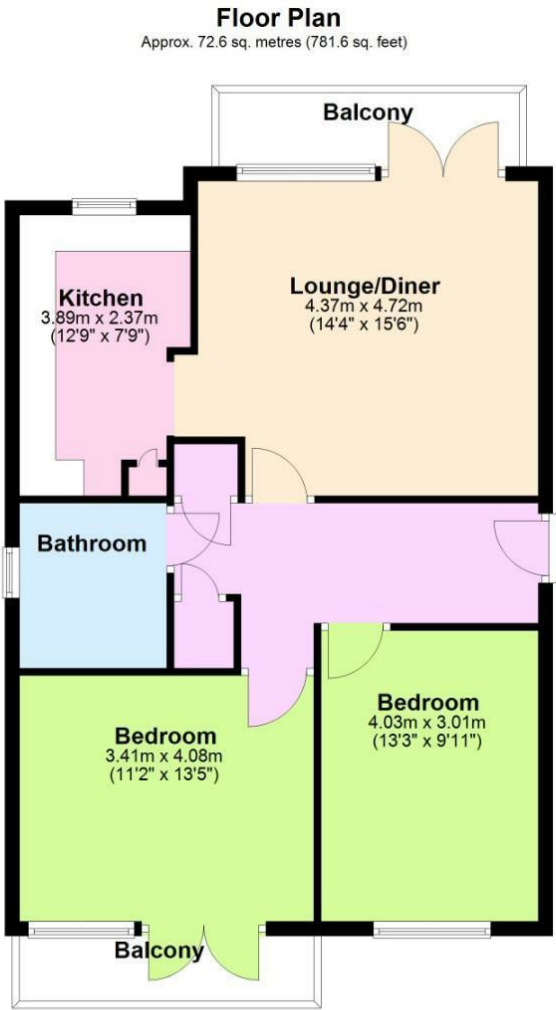
Council Tax: Band C



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

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Total area: approx. 72.6 sq. metres (781.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.