



## Albany Villas, Hove



Guide Price  
£425,000  
Leasehold

- TWO DOUBLE BEDROOMS
- LONG LEASE
- CLOSE PROXIMITY TO HOVE MAINLINE STATION
- FIRST FLOOR FLAT
- MINUTES FROM HOVE SEAFRONT
- SEPARATE KITCHEN

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

Robert Luff & Co are delighted to bring to market this spacious two bedroom, two bathroom first floor flat. Situated in the sought-after Albany Villas, this prime location in the heart of Hove grants you effortless access to an array of shops, restaurants, and schools. Not to mention the added convenience of being in close proximity to Hove Station. This impressive property offers two well-appointed bedrooms and two modern bathrooms, spacious living room and a separate kitchen.

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

**Robert  
Luff & Co**  
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## Accommodation

### Agents Notes

Tenure: Leasehold 125 Years From 7th Feb 2019

Service Charge: £1500

Ground Rent: £150

EPC Rating: C

Council Tax Band: B

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

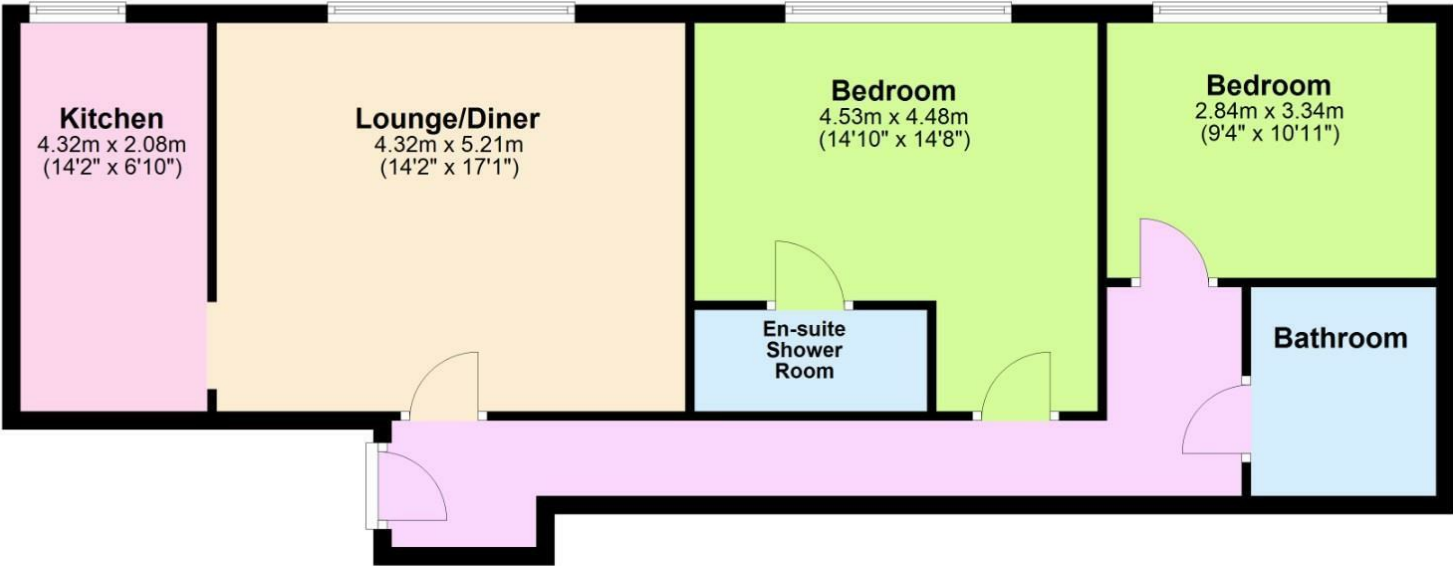
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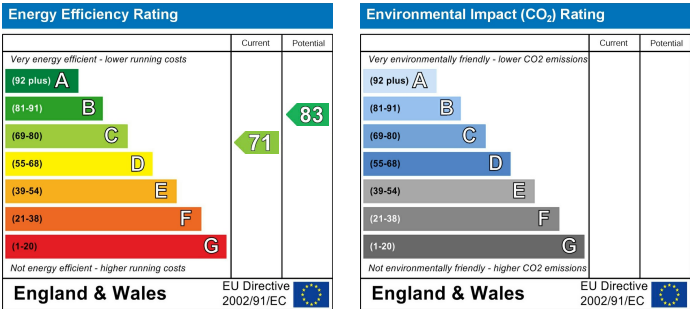




**Floor Plan**  
Approx. 79.8 sq. metres (859.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 sq. feet)



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.