



Asking Price  
**£280,000**  
 Share of Freehold

## School Road, Hove

- ONE BEDROOM
- SOUTH FACING GROUND FLOOR APARTMENT
- REMAINDER OF 10 YEAR NEW BUILD WARRANTY
- ALLOCATED OFF STREET PARKING + VISITOR PARKING
- SHARE OF FREEHOLD

Robert Luff & Co are pleased to present this stylish one-bedroom apartment with allocated parking + visitor parking, set on the ground floor of this new development, The Pinnacle. Perfectly positioned in the heart of Hove, the property enjoys easy access to two nearby stations, offering direct links to London in just over an hour with regular trains every 15 minutes. The area is renowned for its vibrant lifestyle, featuring boutique shops, independent arts and crafts, a thriving café culture, award-winning restaurants, and just a short stroll to the seafront with Rockwater and Hove Lawns on your doorstep.

Inside, the apartment boasts a modern open-plan kitchen and living space, a generously sized bedroom with room for wardrobes, and a contemporary fitted bathroom. Further benefits include allocated parking, a share of the freehold, and the remainder of a 10-year warranty.

**Robert  
Luff & Co**  
 Sales | Lettings | Commercial

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



## Accommodation

Entrance

Open Planned Kitchen / Living / Dining 18'11" x 9'10" (5.79m x 3.00m)

Bedroom 16'3" x 9'2" (4.96 x 2.80)

Bathroom

Utility Cupboard

### Agents Notes

Tenure: Share Of Freehold

Service Charge: £100 PCM

EPC Rating: D

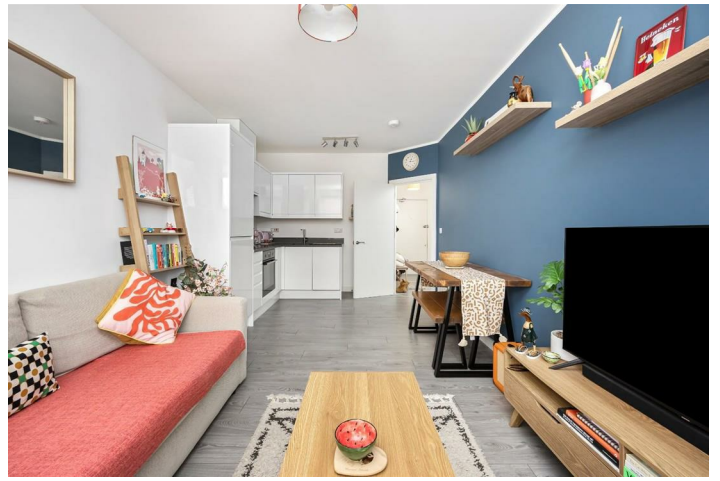
Council Tax Band: B

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

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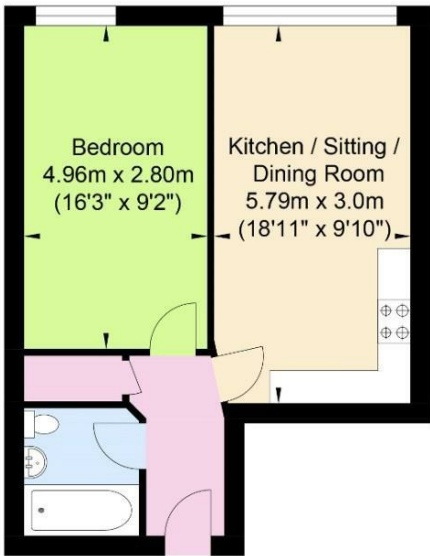






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School Road



Ground Floor  
Approximate Floor Area  
434.32 sq ft  
(40.35 sq m)

Approximate Gross Internal Area = 40.35 sq m / 434.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(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.