Dallington Road, Hove

Asking Price

£285,000

Share of Freehold

- A SPACIOUS TWO DOUBLE BEDROOM APARTMENT

- SHARE OF FREEHOLD

- HIGHLY SOUGHT AFTER HOVE LOCATION

- IN NEED OF RENOVATION THROUGHOUT

- NO ONWARD CHAIN

- FIRST FLOOR

Robert Luff & Co are delighted to offer to market two bedroom apartment located on the first floor of purpose built block, Derwent Court. 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.
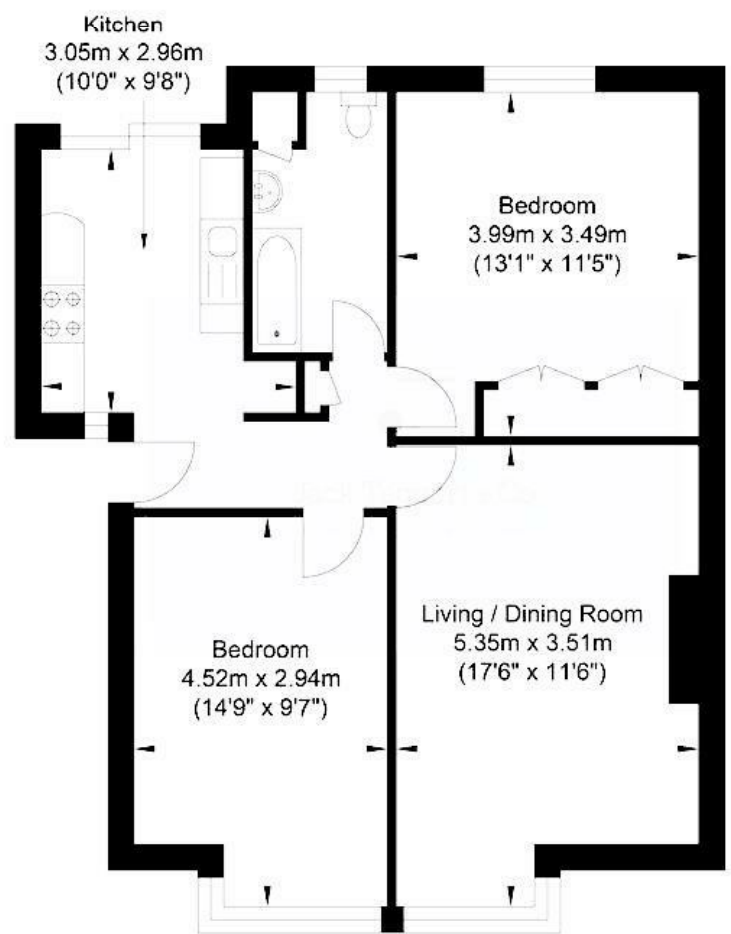
The apartment itself is in need of renovation but benefits from a separate fitted kitchen, spacious living area, two double bedrooms and fitted bathroom. Also benefitting from a share of freehold with a remainder of a 999 year lease and no onward chain.

Robert Luff & Co
Sales | Lettings | Commercial

T: 01273 921133   E:

www.robertluff.co.uk

Accommodation

Kingsthorpe Road

Kitchen
3.05m x 2.96m
(10'0" x 9'8")

Bedroom
3.99m x 3.49m
(13'1" x 11'5")

Living / Dining Room
5.35m x 3.51m
(17'6" x 11'6")

Bedroom
4.52m x 2.94m
(14'9" x 9'7")

Ground Floor Flat
Approximate Floor Area
668.33 sq ft
(62.09 sq m)

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Approximate Gross Internal Area = 62.09 sq m / 668.33 sq ft
Illustration for identification purposed 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		
(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_2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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