



Asking Price
£350,000
Leasehold

New Church Road, Hove

- A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT
- SECOND FLOOR
- HIGHLY SOUGHT AFTER HOVE LOCATION
- LONG LEASE
- FANTASTIC VIEWS TOWARDS HOVE SEAFRONT
- CLOSE PROXIMITY TO HOVE SEAFRONT & CHURCH ROAD

Robert Luff & Co are delighted to bring to market this well presented two double bedroom apartment in the ever sought after New Church Road location moments from Hove Seafront, 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, spacious living area, two double bedrooms and modern fitted bathroom. Other benefits include a share of freehold and access to communal gardens.

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

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 10'1 x 8'5 (3.07m x 2.57m)

Living Room 14'4 x 13'5 (4.37m x 4.09m)

Bedroom One 14'11 x 11'6 (4.55m x 3.51m)

Bedroom Two 11'3 x 8'2 (3.43m x 2.49m)

Bathroom

Communal Gardens

AGENTS NOTES

Leasehold - 113 Years Remaining

SC: £1992 PA

GR: £120 PA

Council Tax Band: B

EPC: D

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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 CO ₂ 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 ₂ 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.