



Sackville Road, Hove



Offers In Excess Of
£260,000
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- RENOVATED TO A HIGH STANDARD THROUGHOUT WITH ADDED CHARACTER THROUGHOUT
- OPEN PLAN KITCHEN/LOUNGE
- ADDITIONAL WORKSPACE
- LOCATED ON THE THE FIRST FLOOR OF THIS PERIOD BUILDING
- WALKING DISTANCE TO THE SEAFRONT
- CLOSE PROXIMITY TO AMENITIES ON CHURCH ROAD

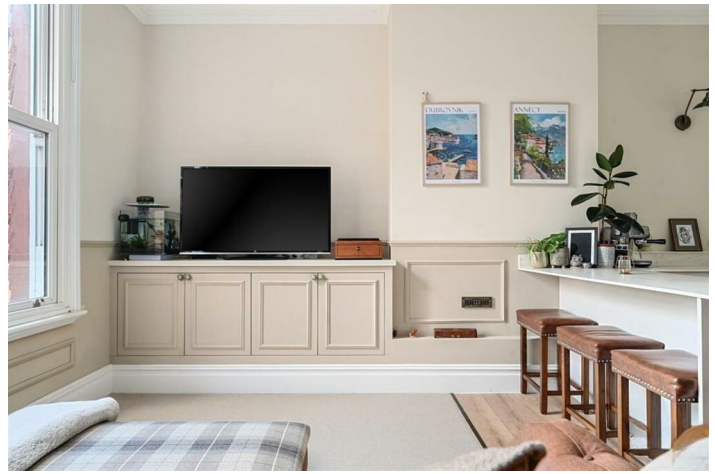
Robert Luff & Co are delighted to offer to market this beautifully presented one bedroom first floor apartment perfectly positioned in the heart of Hove. Situated on Sackville Road, the property enjoys a prime central location with easy access to all the amenities that Hove has to offer.

Just a short stroll away is Hove seafront, where you can enjoy scenic coastal walks, cycle paths, much-loved Rockwater venue, Babble & Padel Courts. For commuters, Hove mainline station is within walking distance, providing direct links to London. The apartment is also close to Church Road, home to an array of cafes, restaurants, bars, and a selection of independent shops.

Accommodation offers; an exceptional kitchen/living area, double bedroom with fitted wardrobes and a stylish, traditional shower room. Other benefits include; recently extended lease, beautiful decor throughout and a carefully designed workspace.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Living Area 17'6 x 14'7 (5.33m x 4.45m)

Bedroom 11'2 x 9'5 (3.40m x 2.87m)

Shower Room

Workspace

AGENTS NOTES

125 Year Lease

SC: £1080 PA

EPC: C

COUNCIL TAX: A

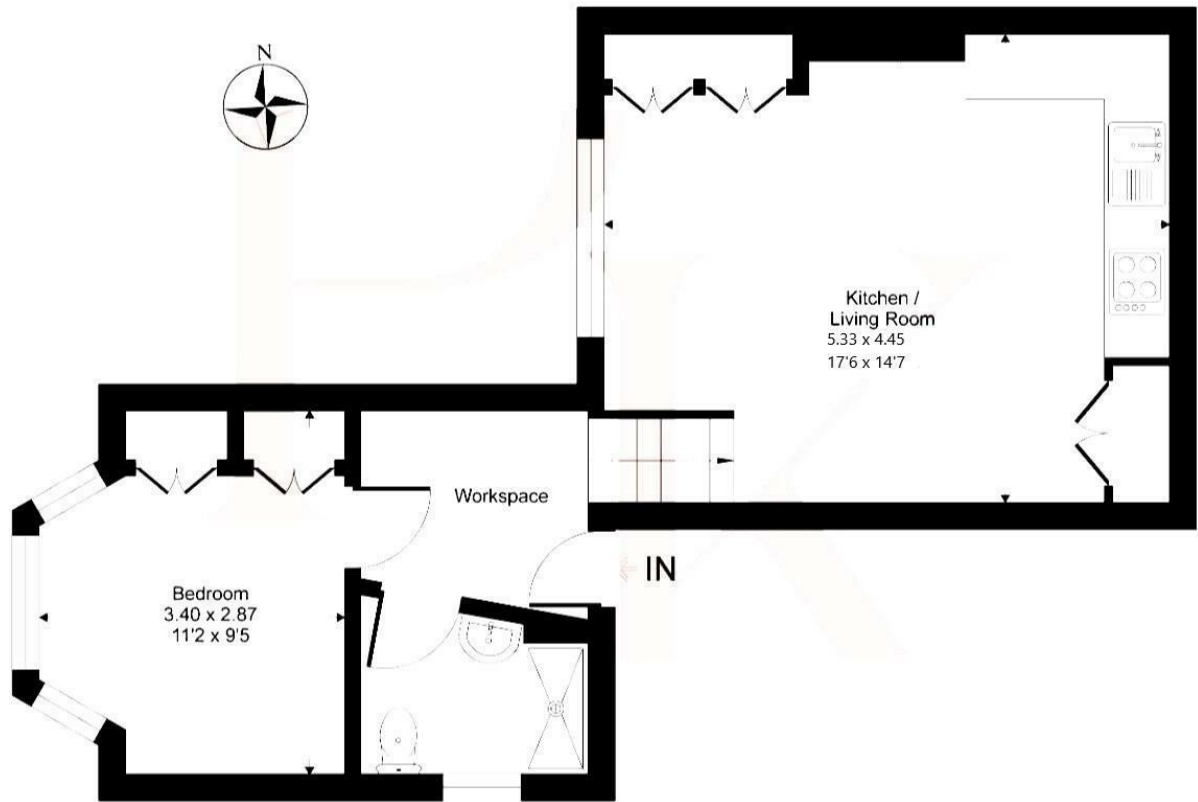


28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Sackville Road, BN3
Approximate Gross Internal Area = 39.7 sq m / 428 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	Potential
(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.