



Asking Price  
£350,000  
Share of Freehold



## Hartington Villas, Hove

- A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT
- SHARE OF FREEHOLD
- OCCUPYING THE FIRST FLOOR OF THIS PERIOD BUILDING
- OPEN PLAN KITCHEN/LIVING AREA
- MOMENTS FROM HOVE STATION AND LOCAL AMENITIES
- IDEAL FIRST TIME BUY
- MODERN DECOR THROUGHOUT

Robert Luff & Co are delighted to bring to market this outstanding two double bedroom apartment situated on the first floor of this beautifully presented period building. Accommodation offers; modern fitted open plan kitchen/living area, two double bedrooms and a modern fitted shower room. This property would suit an array of buyers including first time buyers, clients looking for a holiday home and commuters.

The property is located in undoubtedly one of the best positions on Hove's famous Hartington Villas, being mere steps from Hove Station, Hove Recreational Ground & Hove Park. Also the iconic seafront and promenade are in close proximity. The property is surrounded by amenities including many bars, restaurants and cafes located on Church Road.

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## Accommodation

### Entrance Hall

Kitchen/Lounge/Diner 20'3 x 15 (6.17m x 4.57m)

Bedroom One 12'10 x 10'3 (3.91m x 3.12m)

Bedroom Two 13'1 x 12 (3.99m x 3.66m)

### Shower Room

### AGENTS NOTES

SHARE OF FREEHOLD - 989 YEARS REMAINING ON THE LEASE

SC: £1,150 PA

EPC: D

COUNCIL TAX: B



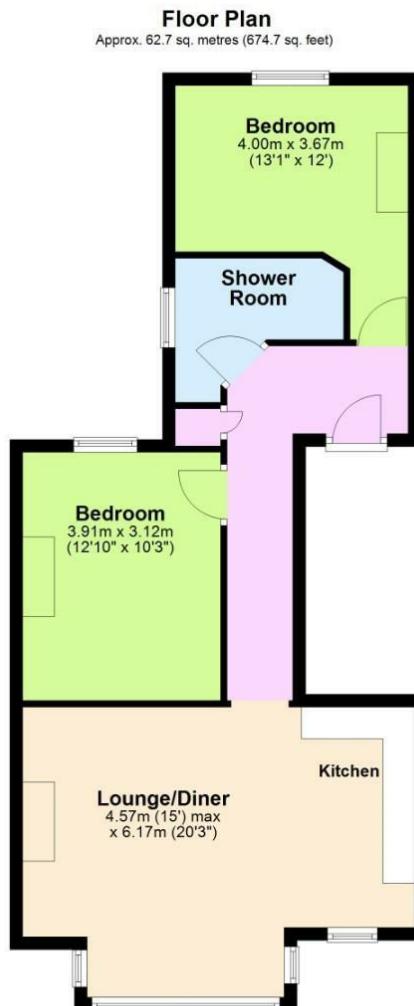


28 Blatchington Road, Hove, East Sussex, BN3 3YU

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# Floorplan



Total area: approx. 62.7 sq. metres (674.7 sq. feet)

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 <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	
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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.