



£2,250

## School Road, Hove

- Three Bedroom Penthouse
- Stunning Views Of The South Downs
- Wrap Around Balcony
- EPC Rating - C
- Highly Efficient Heating System
- En Suite Off Master Bedroom
- Allocated Off Road Parking Spaces / EV Chargers
- Council Tax Band - C
- Available Furnished or Unfurnished
- Available End of August/September

Robert Luff & Co are delighted to present this exclusive penthouse apartment in an exciting new development. Offering beautifully designed three-bedroom apartments in a superb Hove location. This newly refurbished apartment features modern amenities, including two bathrooms (one en-suite), a wrap-around balcony, new appliances, and efficient electric heating. Flexible furnishing options are available, allowing you to choose from furnished, semi-furnished, or unfurnished layouts.

Ideally situated near top-rated schools and just a short walk from the beach, this development boasts allocated parking with EV charging, stunning sea views, and a vibrant local scene with boutique shops, cafes, and award-winning restaurants. Enjoy the best of coastal living with excellent transport links, offering quick and easy travel to London from nearby mainline stations. Contact us today to secure your dream home, available from late August to early September.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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