



Pembroke Crescent, Hove

Asking Price
£390,000
Share of Freehold

- ONE BEDROOM MAISONETTE
- OWN STREET ENTRANCE
- LARGE PRIVATE REAR GARDEN
- LOFT STORAGE
- SHARE OF FREEHOLD
- MODERN KITCHEN

Robert Luff & Co are delighted to bring to market this one bedroom maisonette, with a private rear garden in the ever sought after Pembroke Crescent. Positioned North of New Church Road and very close to 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. Hove mainline station is also within walking distance.

Accommodation currently offers; Modern fitted separate kitchen, living room with office space, bathroom, stairs leading to first floor, large bedroom with storage and WC and an outstanding private rear garden. Other benefits include own street entrance, share of the freehold and loft storage.

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

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



Accommodation

Own Private Entrance

Entrance Hall

Lounge/Diner 14'7" x 8'5" (4.45 x 2.59)

Kitchen 12" x 6'11" (3.66m x 2.11m)

Bathroom

Stairs Leading To First Floor

Bedroom 16'2" x 12'4" (4.93m x 3.76m)

WC

Loft Storage

Agents Notes

Tenure: Share Of Freehold

Service Charge:

Council Tax Band: B

EPC Rating: E With A Potential B Rating



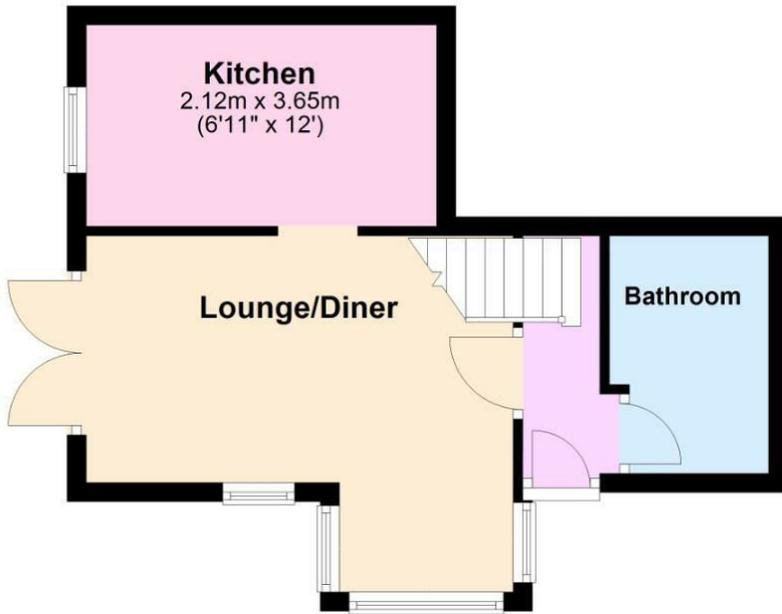
28 Blatchington Road, Hove, East Sussex, BN3 3YU
T: 01273 921133 E:
www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertyluff.co.uk

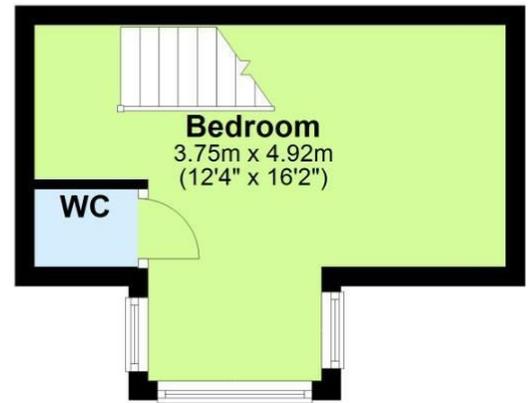
Ground Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



First Floor

Approx. 14.7 sq. metres (158.2 sq. feet)



Total area: approx. 43.1 sq. metres (464.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.