



School Road, Hove

Offers In Excess Of
£315,000
 Leasehold

- SPACIOUS TWO DOUBLE BEDROOM APARTMENT
- MODERN DECOR THROUGHOUT
- OFF STREET PARKING
- EPC - C - HIGHLY ENERGY EFFICIENT
- LOCATED ON THE THIRD FLOOR, EXCELLENT VIEWS & PRIVACY
- NEWLY BUILT IN 2021
- POETS CORNER LOCATION
- LONG LEASE
- VIEWS TOWARDS THE SOUTH DOWNS

Robert Luff & Co are delighted to offer to market this two bedroom apartment with allocated parking occupying part of the third floor in this exclusive new development, built in 2021. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Brighton in just over an hour with a train every 15 minutes, the extensive shopping parade offering boutique shops, arts and crafts, a vibrant cafe culture and of course the award winning restaurants; not to mention a short walk to the beach where you'll find Rockwater and Hove lawns.

The apartment itself benefits from open plan kitchen living, two spacious bedrooms with space for wardrobes and modern fitted bathroom. Also benefitting from allocated parking, long lease & a remainder of a 10 year warranty.

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

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



Accommodation

Hallway

Bathroom

Bedroom One 14'0" x 9'4" (4.27 x 2.86)

Bedroom Two 18'3" x 8'6" (5.58 x 2.60)

Open Plan Kitchen/Lounge 15'6" x 11'9" (4.74 x 3.59)

AGENTS NOTES

LEASEHOLD - 147 YEARS REMAINING

SC: £1290

GR: £200 PA

EPC: C

COUNCIL TAX BAND: B

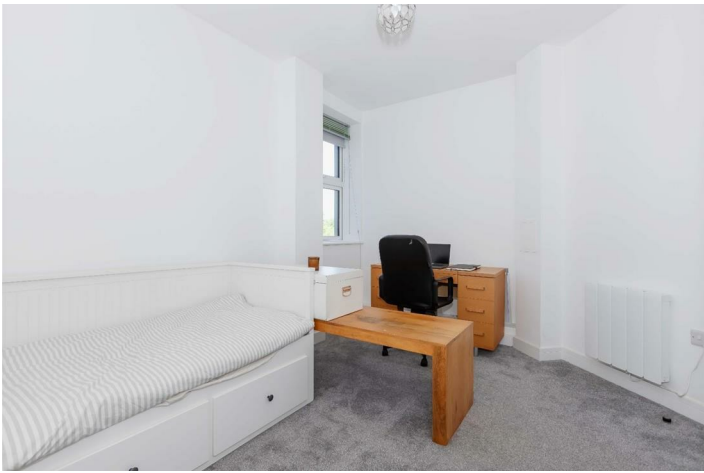
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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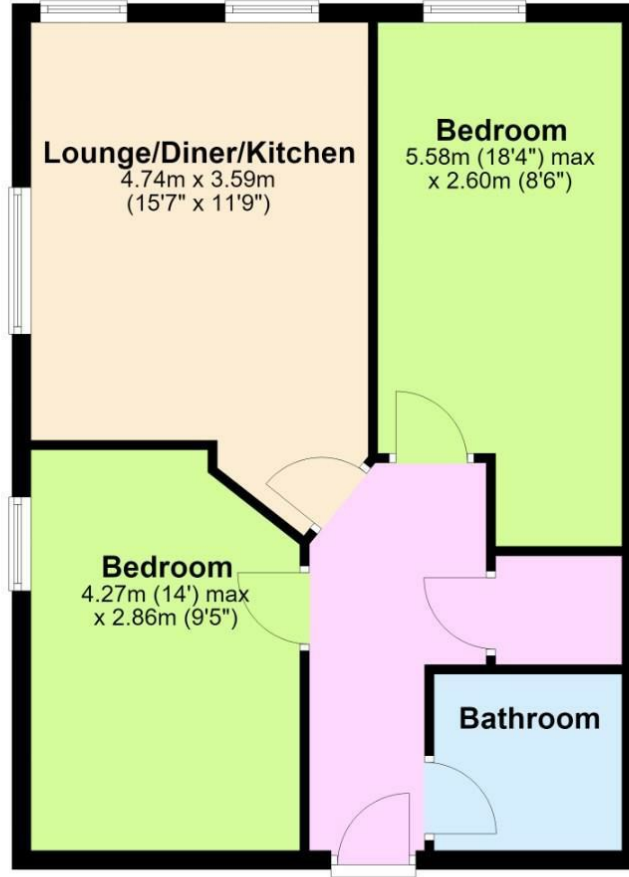


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Floor Plan

Approx. 55.5 sq. metres (597.2 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 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 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.