

Robert
Luff & Co

Blatchington Road, Hove

Share of Freehold - Asking Price £475,000



2



2



2



Description

A rare opportunity to buy a two bedroom, maisonette with a private South facing garden and a ground floor and lower ground floor commercial unit. Located on Blatchington Road within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre.

22a Blatchington Road would make the ideal investment, with the commercial space being previously let at £15,000 per annum and the flat currently let at £18,300.



Key Features

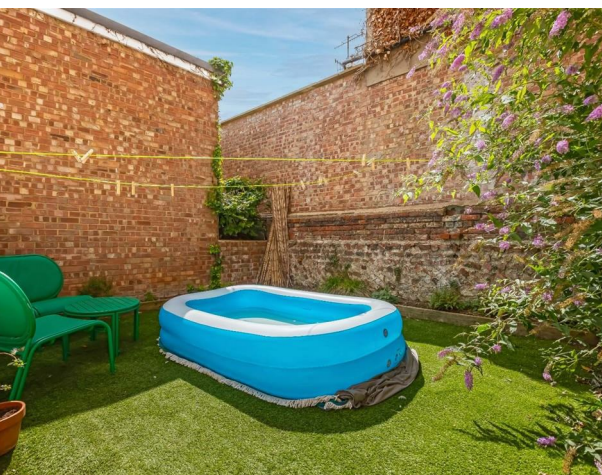
- COMMERCIAL UNIT & TWO BEDROOM MAISONETTE
- SOUTH FACING REAR GARDEN
- COLLECTIVE RENT £33,300 PER ANNUM
- CLOSE PROXIMITY TO HOVE MAINLINE STATION
- TOTAL SQUARE FOOTAGE 1285.3 SQ.FT



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co



Commercial Premises:

Office
3.66 x 3.53 (12'0" x 11'6")

Retail Area
4.37 x 3.56 (14'4" x 11'8")

Cellar Storage

Flat:

Lounge/Diner/Kitchen
4.89 x 4.13 (16'0" x 13'6")

Bedroom One
3.92 x 2.99 (12'10" x 9'9")

Bedroom Two
3.50 x 2.13 (11'5" x 6'11")

Bathroom

South Facing Garden

Agents Notes

Tenure For Both Shop & Flat:

Freehold

Maintenance Charges: As & When

EPC: Flat: C

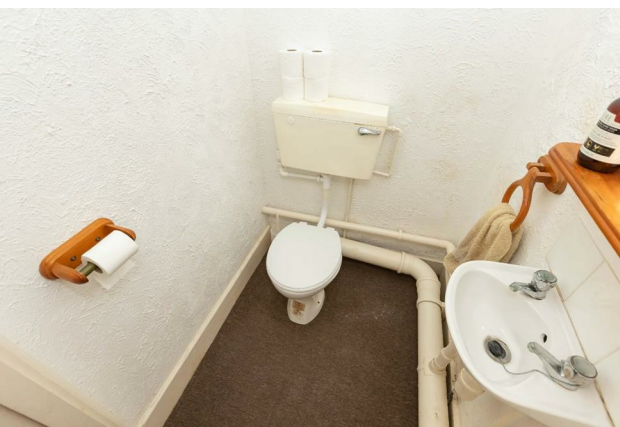
Council Tax Band: B



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co

Floor Plan Blatchington Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.