



Albany Villas, Hove



Guide Price
£200,000
Share of Freehold

- ONE BEDROOM FLAT
- NO ONWARD CHAIN
- WEST FACING LIVING ROOM
- SHARE OF FREEHOLD
- SEPARATE KITCHEN
- WALKING DISTANCE TO HOVE MAINLINE STATION & HOVE SEAFRONT

GUIDE PRICE: £200,000 - £225,000

Robert Luff & Co are delighted to bring to market this one bedroom flat located in the heart of Hove. Albany Villas is nestled between the shops and cafe's of Church Road, and Hove Lawns, you can access all parts of the city with ease, both on foot or by public transport. Church Road has numerous amenities including Tesco, coffee shops and bars as well as local cafe's and restaurants.

Accommodation offers; One bedroom, West facing lounge, separate kitchen and a modern bathroom. Other benefits include; walking distance to Hove mainline station, a share of freehold and no onward chain.

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

Robert
Luff & Co
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Accommodation

Entrance Hall

Living Room 12'11" x 12'10" (3.96 x 3.93)

Kitchen 8'3" x 5'3" (2.52 x 1.61)

Bedroom 12'3" x 8'10" (3.75 x 2.70)

Bathroom 7'2" x 5'8" (2.19 x 1.75)

Agents Notes

Tenure: Share Of Freehold

Service Charge: £1 700 Per Year

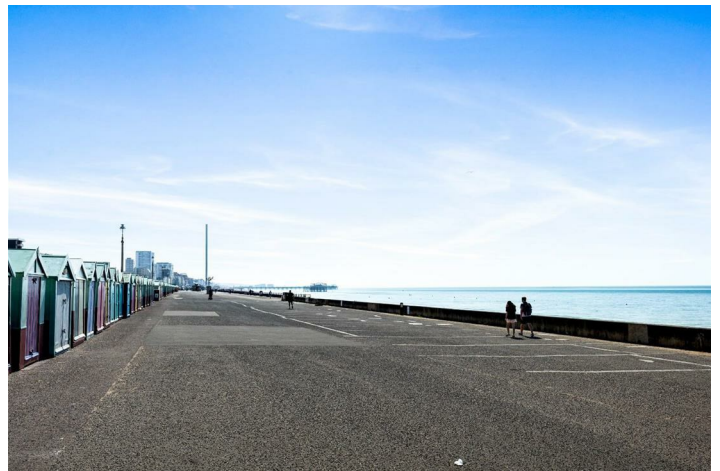
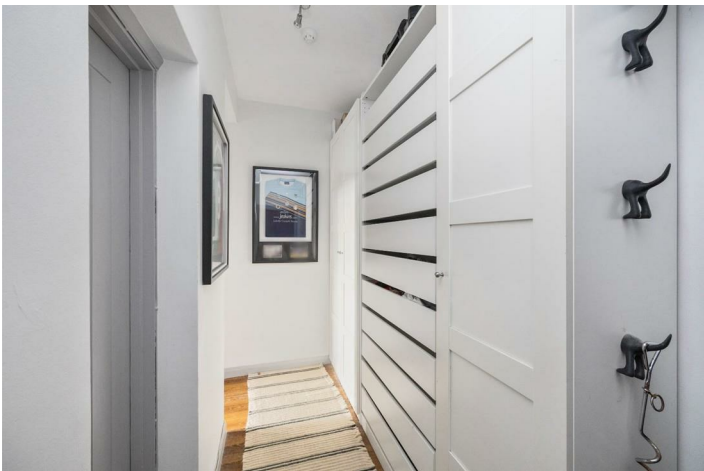
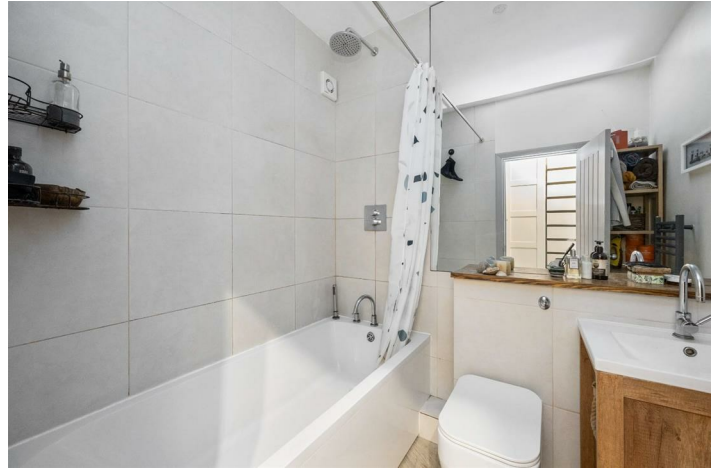
EPC Rating: D

Council Tax Band: A

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

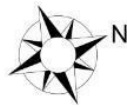
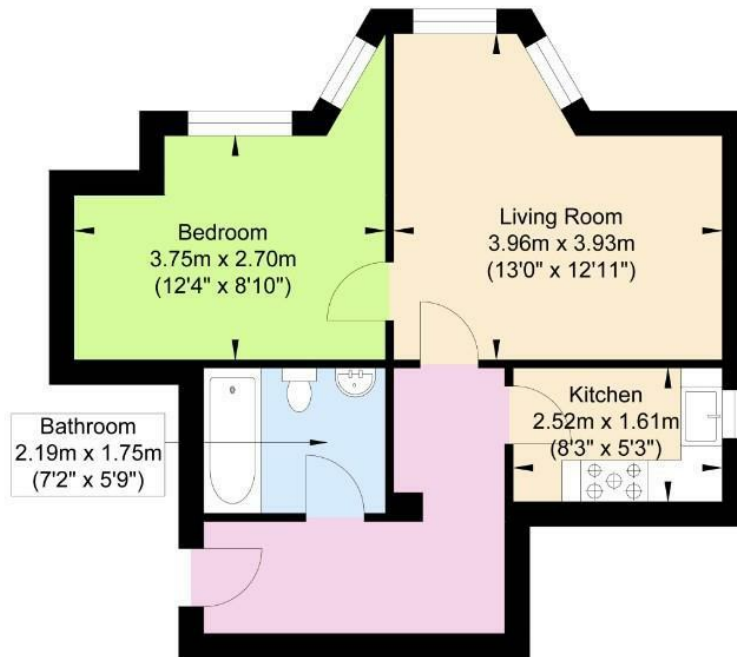
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Albany Villas



Ground Floor
Approximate Floor Area
424.42 sq ft
(39.43 sq m)

Approximate Gross Internal Area = 39.43 sq m / 424.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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		67	77
	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.