



Kingsthorpe Road, Hove

Asking Price
£300,000
Share of Freehold

- A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN & BATHROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER HOVE LOCATION

Robert Luff & Co are delighted to offer to market this well presented two bedroom apartment located on the first floor of purpose built block, Goodwood Court. 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 a separate modern fitted kitchen, spacious living area, two double bedrooms and a modern fitted bathroom. Also benefitting from a share of freehold with a remainder of a 999 year lease and no onward chain.

INTERNAL PHOTOS TO FOLLOW

T: 01273 921133 E:
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Accommodation

Kitchen 16'6 x 13'5 (5.03m x 4.09m)

Lounge/Diner 18'1 x 11'6 (5.51m x 3.51m)

Bedroom One 13'1 x 11'6 (3.99m x 3.51m)

Bedroom Two 14'9 x 9'8 (4.50m x 2.95m)

Shower Room

AGENTS NOTES

SHARE OF FREEHOLD

EPC: C

COUNCIL TAX: B



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Total area: approx. 65.1 sq. metres (700.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.