



## Portland Road, Hove

Asking Price  
£150,000  
Leasehold

- STUDIO APARTMENT
- LONG LEASE
- GOOD DECORATIVE ORDER THROUGHOUT
- CENTRAL HOVE LOCATION
- IDEAL INVESTMENT

Robert Luff & Co are delighted to offer to market this well presented STUDIO apartment ideally situated on Portland Road in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Portland Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Studio area with modern fitted kitchen and outstanding and a modern fitted shower room.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Kitchen/Living Area 16'9 x 10'6 (5.11m x 3.20m)

Shower Room

### AGENTS NOTES

Lease: 992 Years

Service Charge: As and When

Ground Rent: TBC

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: E

Council Tax Band: A

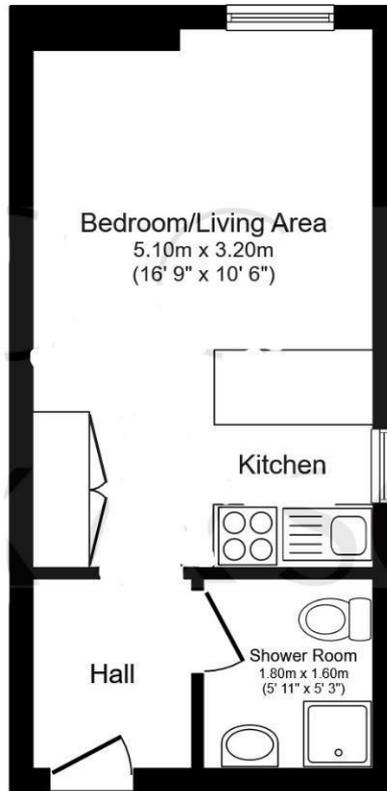


28 Blatchington Road, Hove, East Sussex, BN3 3YU

T: 01273 921133 E:

[www.robertluff.co.uk](http://www.robertluff.co.uk)

# Floorplan



Total floor area 22.4 sq.m. (241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.