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## Description

Robert Luff & Co are pleased to offer to let this generously-sized one bedroom apartment set on the raised ground floor of a distinguished grade ii listed building located on hove seafront; enjoying uninterrupted views across Hove's iconic beach huts towards the sea.

Situated on the raised ground floor of this most impressive Victorian style building, this considerable home enjoys all the indulgences of modern living within a historic setting. The apartment boasts a large open plan lounge, kitchen with integrated Bosch appliances and dining area with beautiful parquet oak flooring, bespoke fitted shutters and underfloor heating. Adjacent is a spacious double bedroom with direct sea views and fitted wardrobes, an elegant shower room and a handy utility room can both be accessed from the hallway. The property has an extensive bicycle storage area and an additional locker.

A chic residents lounge with full IT services and a meeting room offers a sophisticated spot to gather with friends, work from home or hold appointments.

Only moments away from the heart of Hove, when it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and Brighton City centre are all close at hand with a wide variety of both independent and high street stores. A short stroll up Second Avenue brings you to the popular Baked café which showcases the work of local artists alongside its locally sourced food and Lawns Cafe is down on the seafront.

Hove mainline station with its convenient commuter links is within walking distance and there are regular buses into the centre of Brighton and up to the South Downs.

Allocated parking at additional cost. Queens Gardens is located in parking zone N.

## Key Features

- Generously sized one-bedroom apartment
- Uninterrupted sea views overlooking Hove's iconic beach huts
- Beautiful parquet oak flooring and bespoke fitted shutters
- EPC energy rating C (73)
- Set within a distinguished Victorian building
- Spacious open-plan lounge, kitchen and dining area
- Spacious double bedroom with direct sea views and fitted wardrobes
- Chic residents' lounge with full IT services
- Close to Church Road, Western Road and Brighton city centre

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**Open plan Kitchen / Lounge /  
Diner**  
**8 x 5.4 (26'2" x 17'8")**

**Bedroom**  
**5.04 x 2.9 (16'6" x 9'6")**

**Bathroom**  
**2.20 x 2.20 (7'2" x 7'2")**

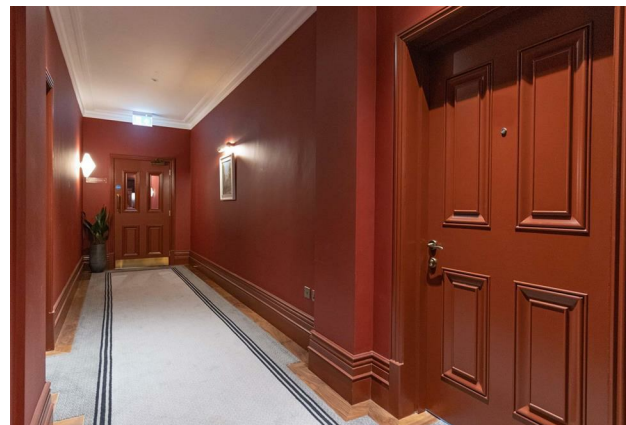




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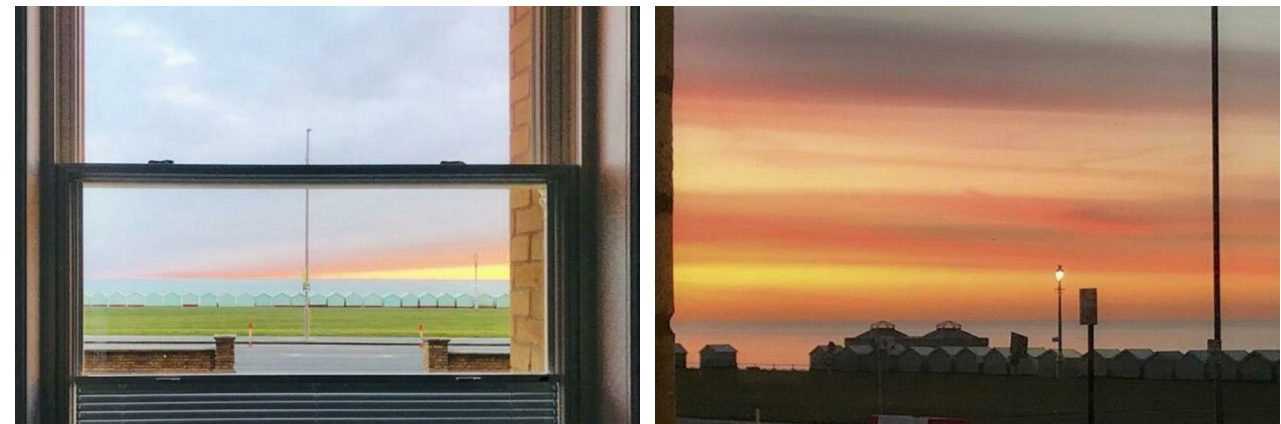
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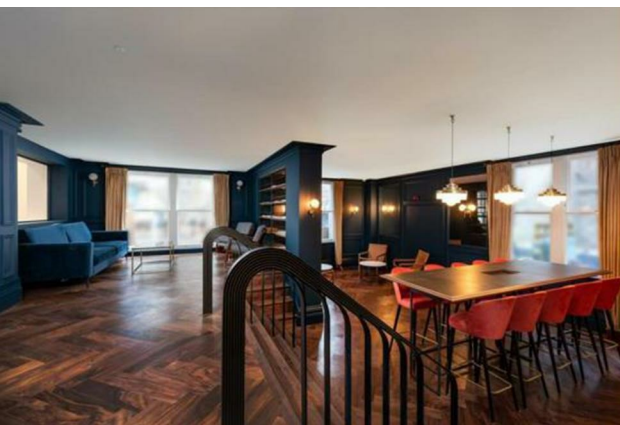
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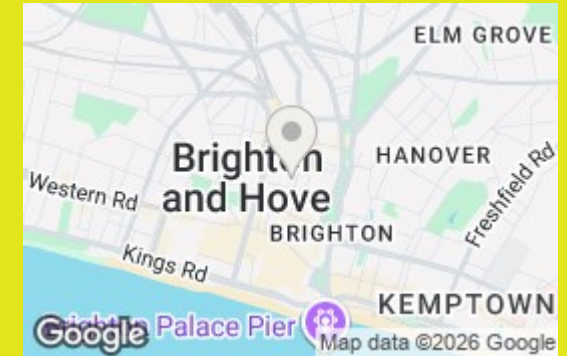
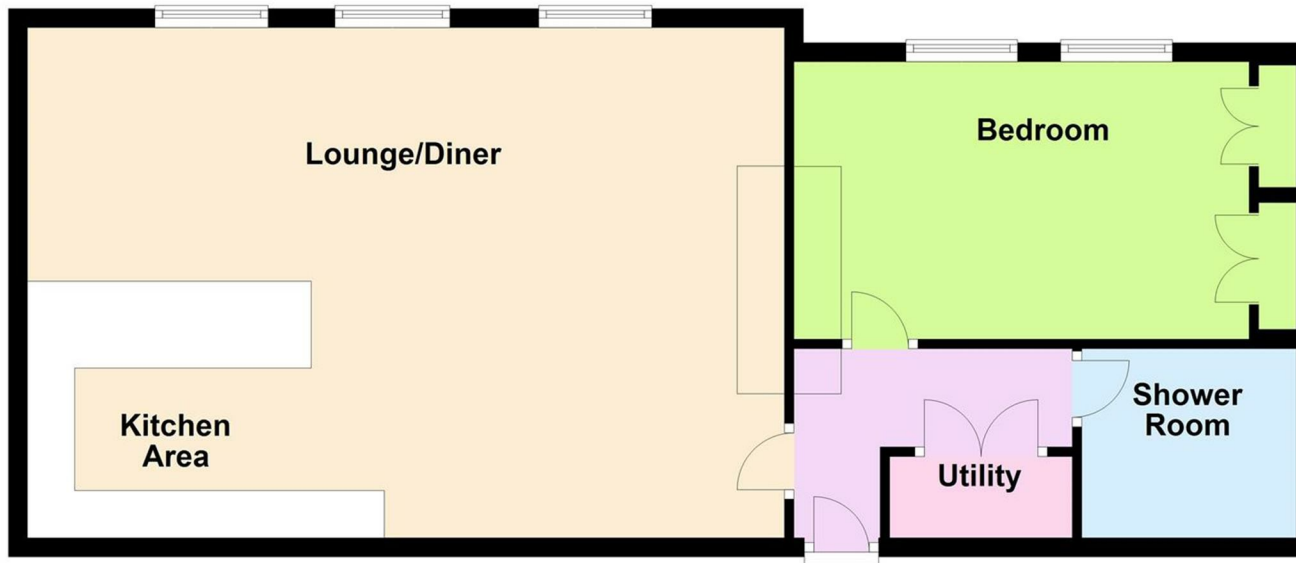
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## Floor Plan 8 Queens Gardens

Floor Plan



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

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