



## New Church Road, Hove

Asking Price  
**£300,000**  
 Share of Freehold

- A BEAUTIFULLY PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- PERFECT FIRST TIME BUY
- HEATING & UNLIMITED HOT WATER INCLUDED WITHIN THE SERVICE CHARGE
- BENEFITTING FROM DELIGHTFUL VIEWS
- PRIVATE SOUTH FACING BALCONY
- MOMENTS FROM HOVE SEAFRONT & CHURCH ROAD WITH ITS ARRAY OF AMENITIES
- ORIGINAL STRIPPED FLOORBOARDS, NEW FRONT DOOR & DOUBLE GLAZING THROUGHOUT

Robert Luff & Co are delighted to offer to market this delightful two bedroom apartment occupying part of the third floor of the ever popular Rutland Court. Ideally situated in this superb Hove location with a choice of mainline stations nearby, Church Road 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, Babble, Yellow Wave and Hove lawns.

The apartment itself has been modernised beautifully throughout and benefits from two double bedrooms, fitted kitchen, dual aspect living area and a modern fitted bathroom with Jacuzzi bath. Also benefitting from a south facing balcony, share of freehold and ample storage throughout.

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial

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



## Accommodation

Entrance Hall

Kitchen 10'3 x 6'1 (3.12m x 1.85m)

Lounge/Diner 15'8 x 11'1 (4.78m x 3.38m)

Bedroom One 13'10 x 9'6 (4.22m x 2.90m)

Bedroom Two 10'3 x 8'3 (3.12m x 2.51m)

Bathroom

South Facing Balcony

### AGENTS NOTES

Share of Freehold - 100 years remaining on the lease

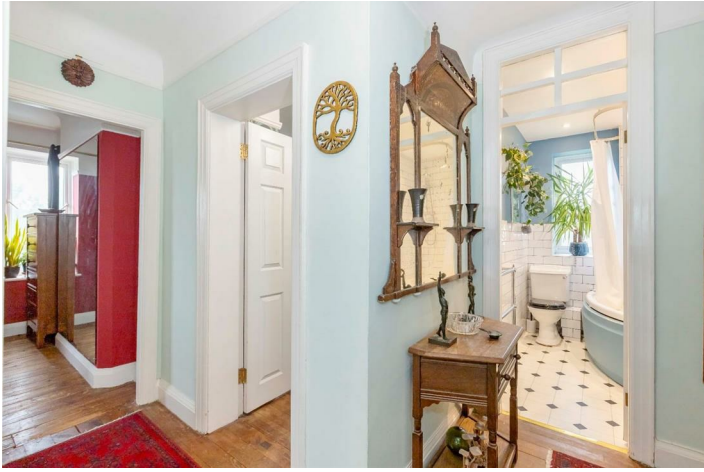
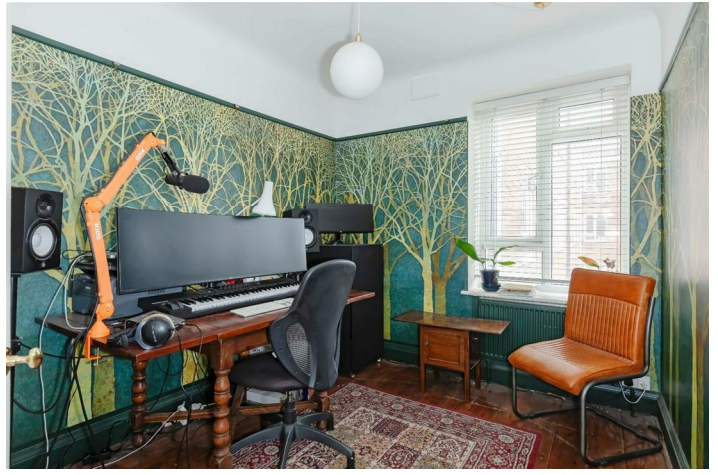
EPC: C

Council Tax: B

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

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### Floor Plan

Approx. 55.5 sq. metres (597.2 sq. feet)  
(excluding Balcony)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

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.