



Holland Road, Hove

Offers In Excess Of
£250,000
Share of Freehold

- A WELL PRESENTED ONE BEDROOM APARTMENT
- PRIVATE COURTYARD
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to bring to market this well presented one bedroom flat, with a private courtyard located on the lower ground floor of this period building. Situated on Holland Road and opposite Palmeira Square, the property is 0.3 miles to Hove Lawns and the seafront and close to several established restaurants, cafes and pubs on Western Road & Church Road. Hove railway station is 0.8 miles away.

Accommodation offers: spacious lounge/diner, separate kitchen, bedroom, bathroom & office space. Other benefits include; the share of freehold.

Robert
Luff & Co
Sales | Lettings | Commercial

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



Accommodation

Agents Notes

Tenure: Share Of Freehold

Service Charge: £1 500 Per Annum

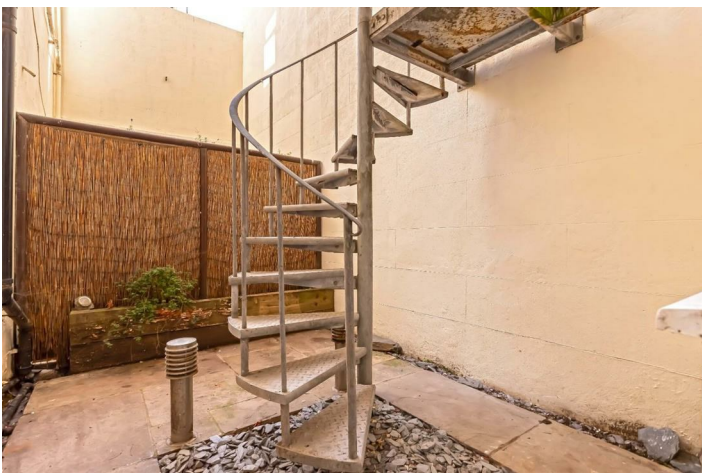
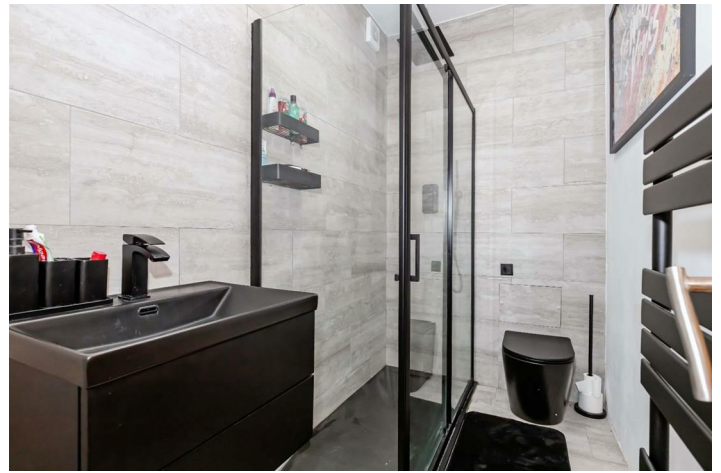
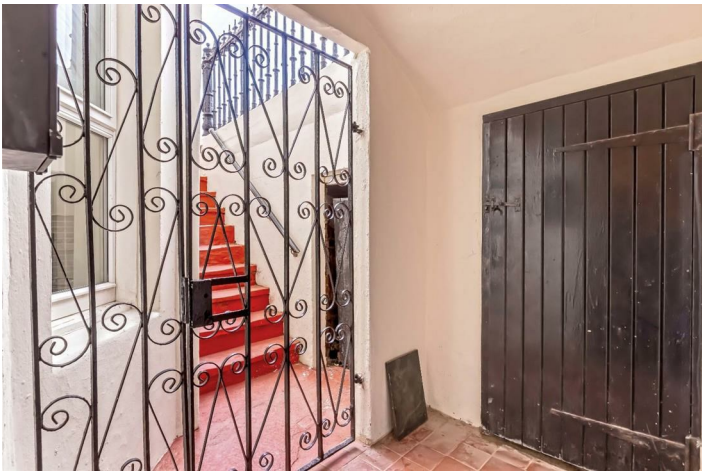
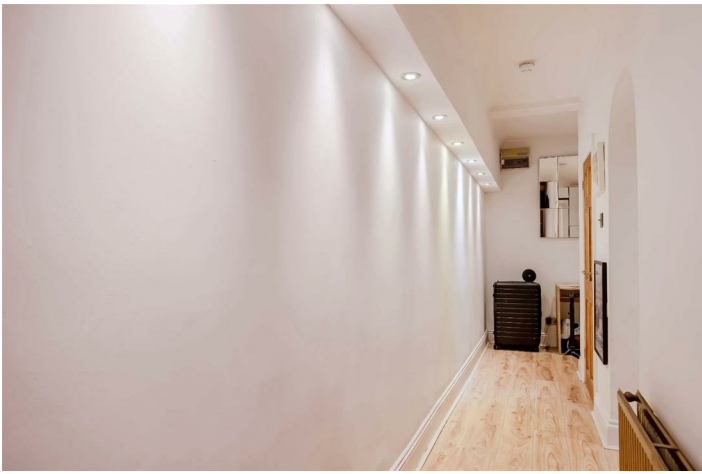
EPC: TBC

Council Tax Band: B

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

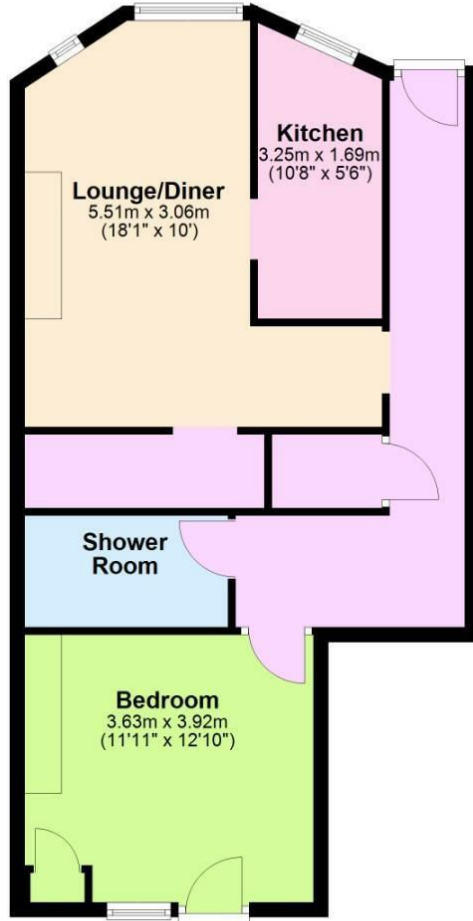
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Floor Plan

Approx. 61.4 sq. metres (661.4 sq. feet)



Total area: approx. 61.4 sq. metres (661.4 sq. feet)

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	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.