



Offers In Excess Of
£130,000
Share of Freehold

Montgomery Street, Hove

- STUDIO APARTMENT
 - IDEAL INVESTMENT
 - HIGHLY SOUGHT AFTER
 - IN NEED OR MODERNISATION
 - NO ONWARD CHAIN
 - SHARE OF FREEHOLD
- POETS CORNER
LOCATION

Robert Luff & Co are delighted to offer to market this studio apartment which is ideally situated in Poets corner in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Montgomery Street this apartment benefits from being just a short walk from Hove seafront with 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, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

This studio apartment is in need of refurbishment and is an ideal investment. Also benefitting from a share of freehold & no onward chain.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Open Plan Living 13'4 x 10'5 (4.06m x 3.18m)

Kitchen 11'4 x 6'4 (3.45m x 1.93m)

AGENTS NOTES

SHARE OF FREEHOLD

SERVICE CHARGE AS AND WHEN



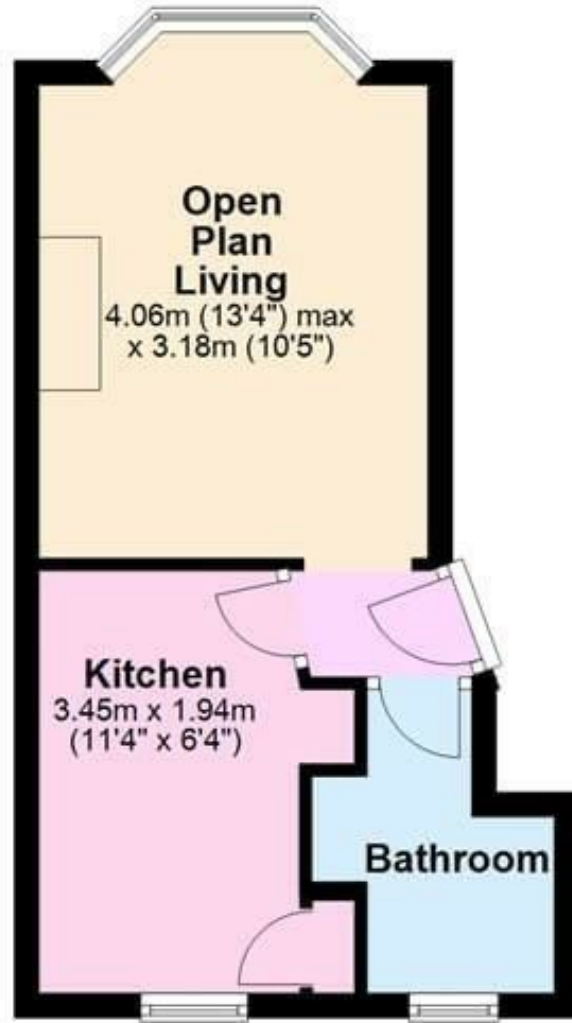
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Floor Plan

Approx. 25.0 sq. metres (269.0 sq. feet)



Total area: approx. 25.0 sq. metres (269.0 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| 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.