



## Bonchurch Road, Brighton

- TWO BEDROOMS
- TOP FLOOR FLAT
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- WEST FACING BALCONY
- SEPARATE KITCHEN

Guide Price  
**£230,000**  
Share of Freehold

\*\*\*GUIDE PRICE: £230,000 - £240,000\*\*\*

Robert Luff & Co are delighted to offer to market this well two bedroom, top floor flat ideally situated in this highly convenient location close to local shops, Brighton university, the seafront, the city centre, local bus routes, Brighton mainline station and with easy access to the A27 nearby. Accommodation offers entrance hall, living room, kitchen, bathroom and two bedrooms. Other benefits include a private balcony, newly fitted boiler, a share of freehold and views across the city

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

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



## Accommodation

### Agents Notes

Tenure: Share Of Freehold

Service Charge: £1050 Per Annum

Reserve Fund Contribution: £832 Per Annum

EPC Rating: E With A Potential Rating Of D

Council Tax Band: A



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

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Floor Plan



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			
		53	65
England & Wales		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			
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.