



## Ranelagh Villas, Hove



Guide Price  
£650,000  
Freehold

- THREE DOUBLE BEDROOM, TWO BATHROOM HOUSE
- OFF STREET PARKING
- 65FT MATURE SOUTH FACING GARDEN
- WALKING DISTANCE TO HOVE STATION
- OPEN PLANNED KITCHEN / DINING / LOUNGE
- SOUNDPROOF MUSIC STUDIO
- REQUIRES SOME MODERNIZATION
- LARGE LOFT STORAGE SPACE

GUIDE PRICE \*\*\*£650,000 - £675,000\*\*\*

Robert Luff & Co are delighted to bring to market 'The Cottage' located on Ranelagh Villas. This three bedroom, 2 bathroom house is located in undoubtedly one of the best positions on Hove's famous Ranelagh Villas, being mere steps from Hove Station, Hove Recreational Ground & Hove Park. Also the iconic seafront and promenade are in close proximity. The property is surrounded by amenities including many bars, restaurants and cafes located on Church Road.

Accommodation offers; Open planned kitchen/ lounge/diner, three double bedrooms, one ensuite and a family bathroom. Other benefits include; South facing garden, off street parking and a music studio in the garden.

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

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## Accommodation

Driveway

Kitchen/Lounge/Dining Room 25'7 x 15'9  
(7.80m x 4.80m)

Ground Floor Bedroom 11'9 x 10'4 (3.58m x  
3.15m)

Ensuite Shower Room

Stairs Leading To First Floor

Bedroom One 15'10 x 12'10 (4.83m x 3.91m)

Bedroom Two 15'11 x 10'5 (4.85m x 3.18m)

Family Bathroom

South Facing Garden

### Agents Notes

EPC Rating: E With Potential Of D Rating

Council Tax Band: D

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

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# Floorplan



Total area: approx. 111.0 sq. metres (1195.2 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>			<b>63</b>
(39-54) <b>E</b>		<b>51</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.