



## Couper Street, Hove



Guide Price  
**£275,000**  
Share of Freehold

- ONE BEDROOM APARTMENT
- SOUTH FACING GARDEN
- OWN PRIVATE ENTRANCE
- NO ONWARD CHAIN
- POPULAR POETS CORNER LOCATION
- SHARE OF FREEHOLD

\*\*\*GUIDE PRICE: £275,000 - £300,000\*\*\*

Robert Luff & Co are delighted to bring to market this one bedroom garden flat situated in Poets Corner. Located on Couper Street this property 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 Aldington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; one double bedroom, living room, separate fitted kitchen and a wet room. Other benefits include; Private South facing garden, no onward chain and share of freehold.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Own Private Entrance

Living Room 13'2 x 11'2 (4.01m x 3.40m)

Kitchen 14'5 x 8' (4.39m x 2.44m)

Bedroom 10'6 x 9'7 (3.20m x 2.92m)

Wet Room

### Agents Notes

Tenure: Share of Freehold

Maintenance Charge:

EPC Rating: TBC

Council Tax Band: A

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**Floor Plan**

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 39.3 sq. metres (422.8 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.