



0



1



1



D



Description

Welcome to this charming property located on Sackville Road in the sought-after area of Hove. This delightful flat/apartment boasts a recently refurbished interior to a high standard, offering a modern and stylish living space that is sure to impress.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features one bathroom, ideal for your convenience. Additionally, the mezzanine area adds a unique touch to the layout, providing a versatile space that can be utilised to suit your needs.

One of the standout features of this property is the large private rear garden, offering a tranquil outdoor space where you can unwind and enjoy the fresh air. Imagine hosting summer barbecues or simply basking in the sunshine in your own peaceful oasis.

Conveniently situated within walking distance to both Hove mainline train station and Hove seafront, this property offers easy access to transportation links and the beautiful seaside. Whether you enjoy leisurely strolls along the beach or exploring the vibrant city, this location provides the best of both worlds.

Don't miss out on the opportunity to make this lovely property your new home. With its prime location, modern interior, and charming garden, this apartment is available to rent immediately.



Key Features

- LARGE STUDIO FLAT
- PRIVATE REAR GARDEN
- RECENTLY REFURBISHED THROUGHOUT
- AVAILABLE IMMEDIATELY
- COUNCIL TAX BAND - A
- EPC RATING - D



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Entrance Hall

Studio Room

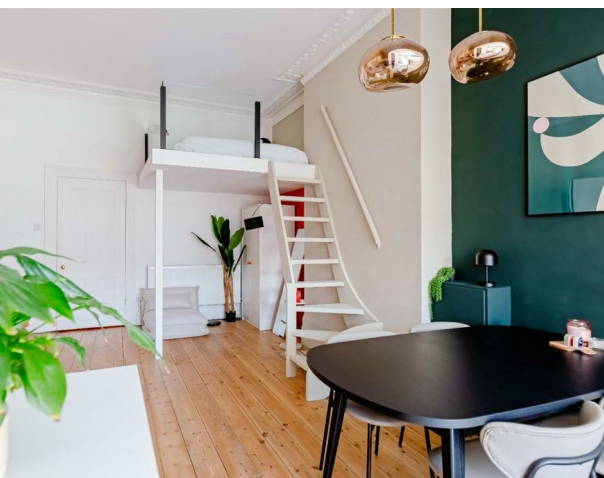
8.71m x 4.17m (28'6" x 13'8")

Exposed floorboards, wall mounted radiators, stairs leading to mezzanine, cornicing, kitchen has ample storage, induction hob with extractor, oven. Sliding door leading to rear garden

Bathroom

WC, bath with overhead shower, heated towel rail, vanity sink unit, double glazed window, extractor

Garden

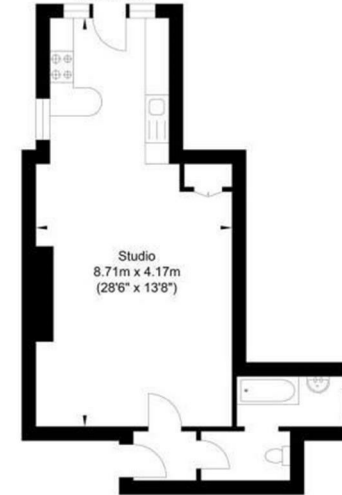




Floor Plan Sackville Road

Sackville Road

Garden (Maximum)
16.03m x 3.05m
(52'7" x 10'0")



Studio
8.71m x 4.17m
(28'6" x 13'8")



Approximate Floor Area
404.61 sq ft
(37.59 sq m)

Approximate Gross Internal Area = 37.59 sq m / 404.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021

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	
	75
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	
(82 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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co