Robert Luff & Co

Blatchington Road, Hove

Share of Freehold - Asking Price £465,000

2

2

2



Description

A rare opportunity to buy a two bedroom, maisonette with a private South facing garden and a ground floor and lower ground floor commercial unit. Located on Blatchington Road within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is also within easy reach and bus services run close by offering access into the City Centre.

22a Blatchington Road would make the ideal investment, with the commercial space being previously let at £15,000 per annum and the flat currently let at £18,300.







Key Features

- COMMERCIAL UNIT & TWO BEDROOM MAISONETTE
- COLLECTIVE RENT £33,300 PER ANNUM
- TOTAL SQUARE FOOTAGE 1285.3 SQ.FT
- SOUTH FACING REAR GARDEN
- CLOSE PROXIMITY TO HOVE MAINLINE STATION

robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert Luff & Co







Commercial Premises:

Office
3.66 x 3.53 (12'0" x 11'6")

Retail Area
4.37 x 3.56 (14'4" x 11'8")

Cellar Storage

Flat:

Lounge/Diner/Kitchen
4.89 x 4.13 (16'0" x 13'6")

Bedroom One
3.92 x 2.99 (12'10" x 9'9")

Bedroom Two
3.50 x 2.13 (11'5" x 6'11")

Bathroom

South Facing Garden

Agents Notes
Tenure For Both Shop & Flat: Share of Freehold
Maintenance Charges: As & When
EPC: Flat: C
Council Tax Band: B



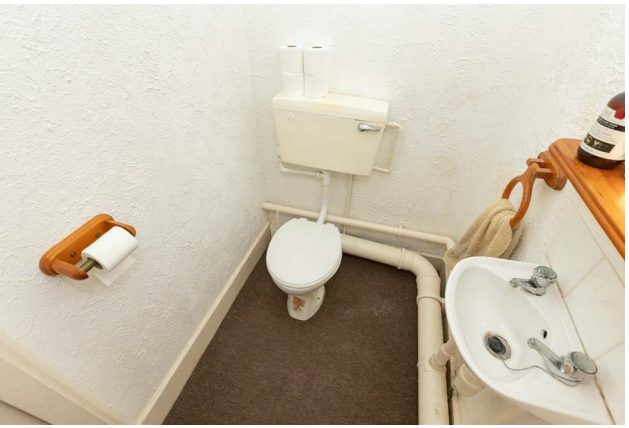









That Do!
No 22



















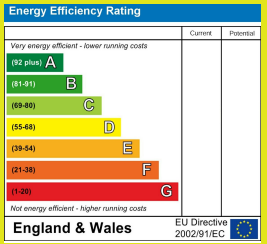
Floor Plan Blatchington Road

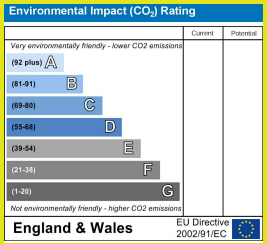


Total area: approx. 62.7 sq. metres (674.4 sq. feet)

Total area: approx. 56.8 sq. metres (610.9 sq. feet)







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
28 Blatchington Road, Hove, East Sussex, BN3 3YN
01273 921133 |

Robert Luff & Co