



New Church Road, Hove

Guide Price
£325,000
Leasehold

- A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT
- SECOND FLOOR
- HIGHLY SOUGHT AFTER HOVE LOCATION
- LONG LEASE
- FANTASTIC VIEWS TOWARDS HOVE SEAFRONT
- CLOSE PROXIMITY TO HOVE SEAFRONT & CHURCH ROAD

GUIDE PRICE: £325,000 - £350,000

Robert Luff & Co are delighted to bring to market this well presented two double bedroom apartment in the ever sought after New Church Road location moments from Hove Seafront, Hove Lawns, Rockwater and the Lagoon on the Kingsway. Church Road with its variety of bars, restaurants, cafes and local independent shops is also in close proximity.

Accommodation currently offers; Modern fitted kitchen, spacious living area, two double bedrooms and modern fitted bathroom. Other benefits include a long lease and access to communal gardens.

**Robert
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Accommodation

Entrance Hall

Kitchen 10'1 x 8'5 (3.07m x 2.57m)

Living Room 14'4 x 13'5 (4.37m x 4.09m)

Bedroom One 14'11 x 11'6 (4.55m x 3.51m)

Bedroom Two 11'3 x 8'2 (3.43m x 2.49m)

Bathroom

Communal Gardens

AGENTS NOTES

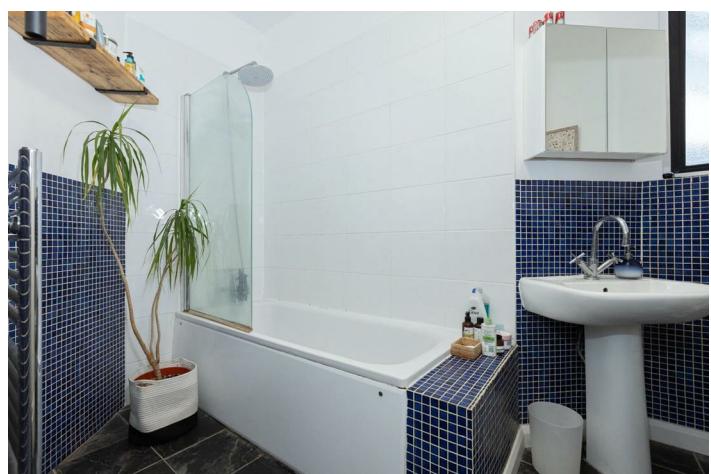
Leasehold - 113 Years Remaining

SC: £1992 PA

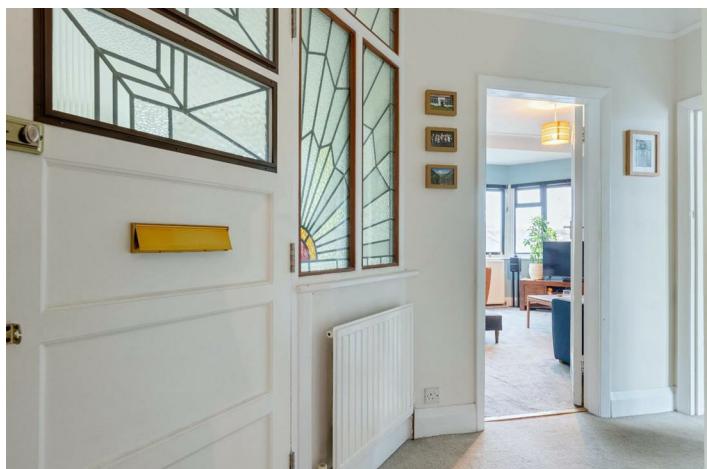
GR: £120 PA

Council Tax Band: B

EPC: D



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Floorplan



Total area: approx. 68.6 sq. metres (738.8 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.