



2



1



1



C



## Description

Robert Luff & Co are delighted to bring to market this modern two bedroom maisonette in the heart of Hove. 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.

Accommodation comprises of; open planned lounge/diner/kitchen, two double bedrooms and a family bathroom. Other benefits include; a share of the freehold, no onward chain and a South facing rear garden



## Key Features

- TWO BEDROOM MAISONETTE
- NO ONWARD CHAIN
- MODERN FINISH THROUGHOUT
- PRIVATE SOUTH FACING GARDEN
- SHARE OF FREEHOLD
- WALKING DISTANCE TO HOVE MAINLINE STATION



robertluff.co.uk

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



### Entrance Hall

**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 Rear Garden

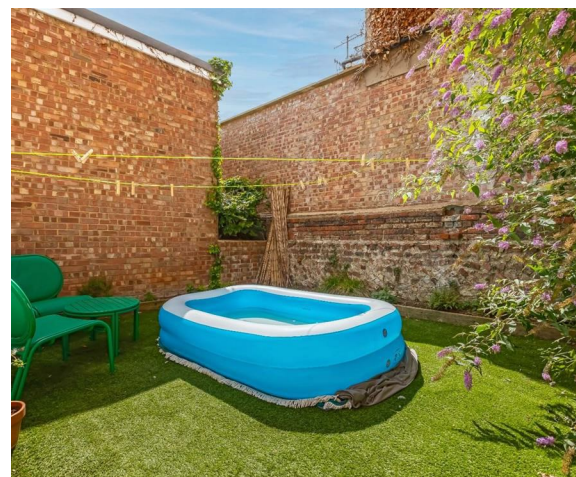
### Agents Notes

Tenure: Share Of Freehold

Maintenance: As & When

EPC Rating: C

Council Tax Band: B



robertluff.co.uk

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



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

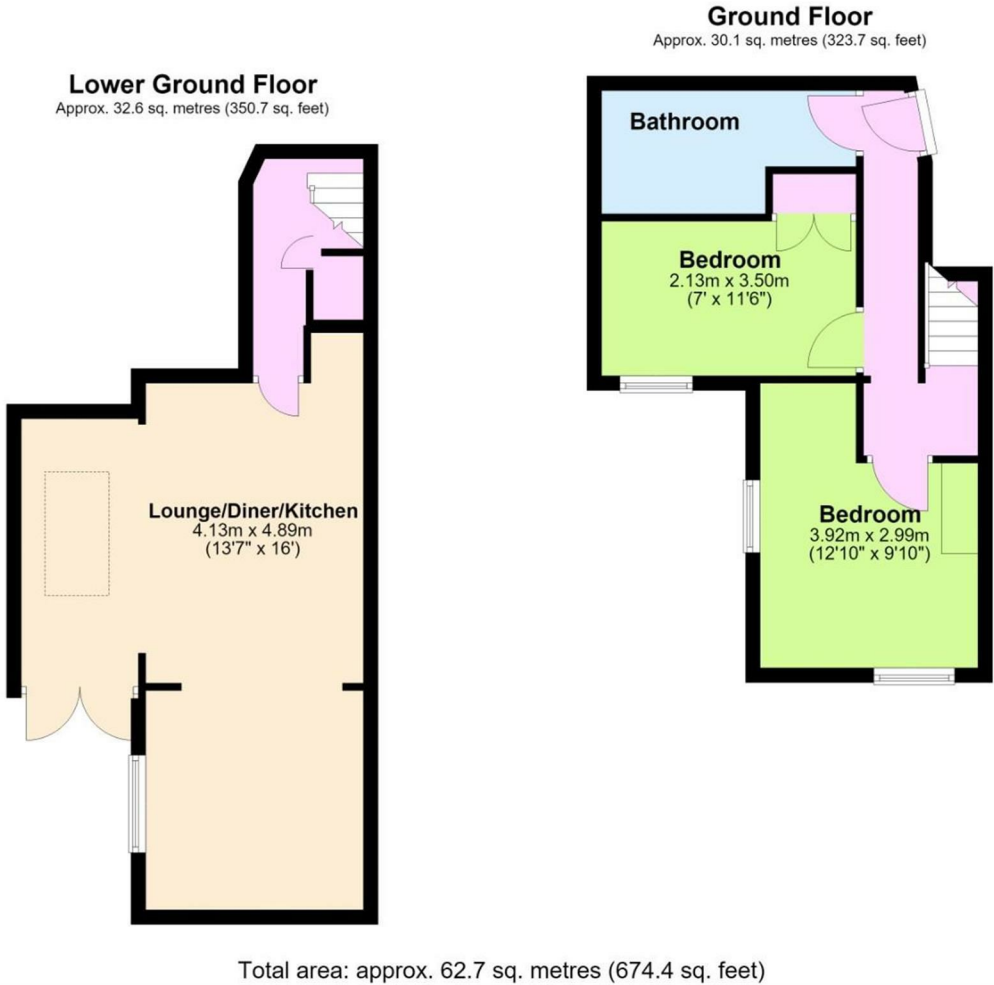
28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



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

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

Floor Plan Blatchington Road



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.