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20 Larkfield Way Brighton BN1 8EF

Weatherills are very pleased to present this good sized DETACHED PROPERTY with SCOPE AND POTENTIAL FOR ENLARGEMENT AND IMPROVEMENT, running parallel with Brighton's SURRENDEN ROAD benefits including a PRIVATE DRIVE and garage, generous garden, offered with NO ONWARD CHAIN.....



Offers In The Region Of £700,000 Freehold

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Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation within briefly comprises: A PORCH, A SPACIOUS RECEPTION HALLWAY, 3 BEDROOMS, A BATHROOM, A SOUTH FACING LOUNGE, A KITCHEN/BREAKFAST ROOM AND A CONSERVATORY THAT SPANS THE BACK OF THE PROPERTY.

In terms of outside space, there is a front garden, a private driveway, a garage and a generous and rear garden. The property has gas central heating, offers plenty of scope and is considered to be very well located indeed, close to the Varndean School Campus, regular bus services, shopping facilities and just off Surrenden Road.

- A GOOD SIZED, WELL LAID OUT DOUBLE FRONTED DETACHED PROPERTY
- A GENEROUS PLOT WITH GOOD SIZED FRONTAGE AND GARDEN
- 3 BEDROOMS
- SPACIOUS RECEPTION HALLWAY
- A SOUTH FACING LOUNGE

EPC

Energy Efficiency Rating

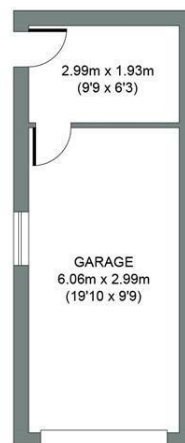
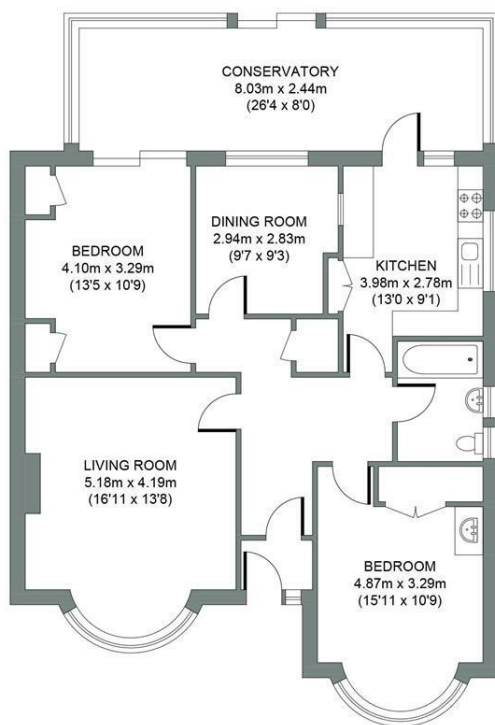
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
106.83 sq m / 1149.90 sq ft

GARAGE
Approximate Gross Internal Area
24.19 sq m / 260.37 sq ft



LARKFIELD WAY

Total Area : 131.02m² = 1410.27ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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