



Barnett Road, Brighton

Offers In The Region Of
£525,000
 Freehold

- Mid-Terrace Family Home
- Beautifully Modernised Throughout
- Three Bedrooms
- EPC Rating - C
- Open Plan Kitchen/Diner
- Council Tax Band - C
- Utility Room
- Freehold
- Outstanding rear garden

Robert Luff & Co are delighted to offer to the market this beautifully refurbished mid-terraced family home located in Hollingdean. Barnett Road is situated close to local shops in the Dip and also Fiveways which offers a wide variety of local businesses. Local schools including Downs infants/Juniors and Hertford are within easy access and frequent bus services to Central Brighton are close by.

Accommodation offers; open plan kitchen / dining room, living room, three bedrooms and a modern bathroom. Other benefits include a large rear garden with a newly enclosed decked area with steps leading down to the lawn.

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www.robertluff.co.uk

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Accommodation

Front Door

Double Glazed. Opening into:

Entrance Porch

Newly laid flooring. Part glazed door leading into:

Entrance Hall

Newly laid Herringbone Karndean flooring throughout. Under stair storage cupboard. Stairs leading up to first floor landing. Skimmed ceiling with spot lights. Door leading into:

Living Room 14'6" x 11'8" (4.42 x 3.58)

Double glazed bay window to front aspect. Radiator. Skimmed ceiling with spot lights. Part glazed sliding doors opening through to a new room.

Refitted Kitchen/Dining Room 17'7" x 11'10" (5.38 x 3.61)

Double glazed window to rear over looking the garden. Sink unit inset to Corin effect work surfaces with a matching range of wall and base units. Built in Neff oven and Neff hob with extractor. Integrated fridge/freezer and dishwasher. Extended breakfast bar with designer down lighting and space for four stools. Continuation of the Karndean flooring throughout. Wall mounted designer radiator. Built in boiler room. Double glazed French doors leading out to decking area.

First Floor Landing

Loft hatch. Door into:

Bedroom One 12'2" x 10'2" (3.72 x 3.11)

Double glazed bay window to front. Radiator. Space for wardrobes. Skimmed ceiling.

Bedroom Two 11'10" x 9'0" (3.61 x 2.76)

Double glazed window to rear overlooking the garden. Fitted wardrobes with hanging space and shelving. Skimmed ceiling. Radiator.

Bedroom Three 8'3" x 8'0" (2.52 x 2.46)

Double glazed window to rear. Radiator. Space for wardrobes. Skimmed ceiling.

Refitted Bathroom 8'7" x 5'7" (2.64 x 1.71)

Frosted double glazed window to front. Panel mounted wash hand basin with feature designer chrome mixer tap and mirror insert above. Panel enclosed P-shaped bath with shower attachment, floating head and glass screen. Low level flush WC. Part tiled walls. Skimmed ceiling. Spot lights.

Rear Garden

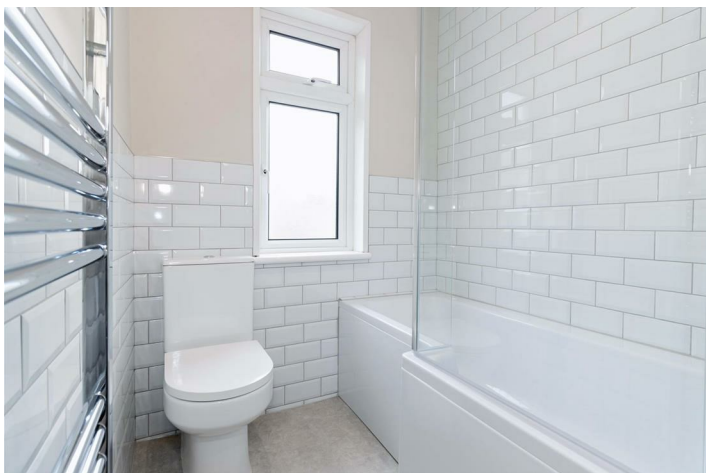
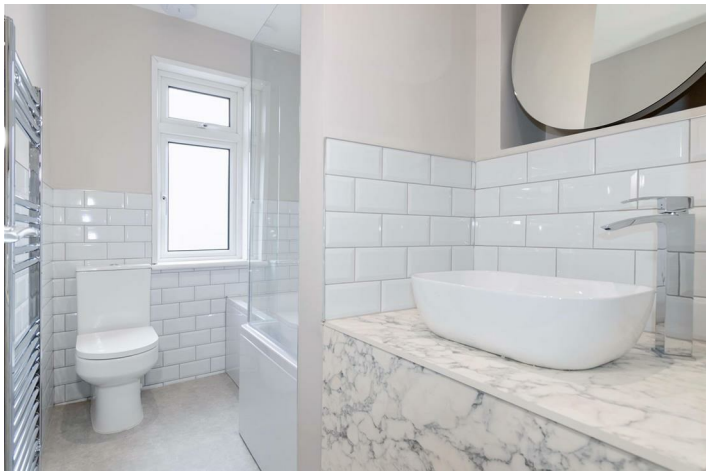
A particular feature to this family home is the wonderful West facing rear garden which is completely enclosed with a newly enclosed decked area with steps leading down to a lawn. Garden is mainly laid to lawn with attractive flower borders. Storage shed to the rear.

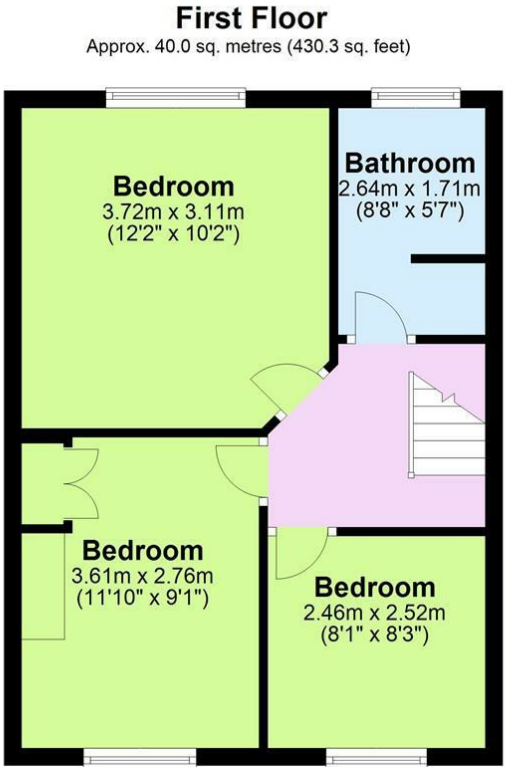
Front Garden

Attractively landscaped with shingled finish.



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Total area: approx. 86.8 sq. metres (934.0 sq. feet)

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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.