



## Ladies Mile Road, Brighton



Price  
£780,000  
Freehold

- FIVE BEDROOM
- GOOD DECORATIVE ORDER THROUGHOUT
- OFF ROAD PARKING FOR TWO CARS
- LANDSCAPED REAR GARDEN
- PATCHAM LOCATION
- CLOSE TO LOCAL AMENITIES

Robert Luff & Co are delighted to bring to market this five bedroom detached family home located on Ladies Mile Road, in the heart of Patcham. An excellent spot for families and commuters, Patcham offers a friendly environment with a variety of local eateries, independent shops and pubs as well as excellent transport links to Brighton City Centre and convenient access to the A23 & A27 road networks. Brighton and Preston Park Mainline Railway Stations provides regular services to Gatwick Airport and London.

Accommodation offers; Modern fitted kitchen, through lounge diner, ground floor office/bedroom, ground floor WC, four additional bedrooms, Utility room and modern fitted family bathroom. Other benefits include; landscaped rear garden, off street parking for two cars and en suite to main bedroom.

Robert  
Luff & Co  
Sales | Lettings | Commercial

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## Accommodation

Porch

Entrance Hall

Living Room 13'10 x 12'11 (4.22m x 3.94m)

Dining Room 10'4 x 8'3 (3.15m x 2.51m)

Kitchen 13'11 x 10'2 (4.24m x 3.10m)

Utility Room 6'10 x 5'7 (2.08m x 1.70m)

WC

Bedroom Five 16'10 x 8'2 (5.13m x 2.49m)

First Floor

Bedroom One 11'4 x 9'8 (3.45m x 2.95m)

En-suite

Bedroom Two 12'10 x 8'8 (3.91m x 2.64m)

Bedroom Three 9'10 x 8'6 (3.00m x 2.59m)

Bedroom Four 9'2 x 8'6 (2.79m x 2.59m)

Bathroom

Off Road Parking

Front & Rear Garden

### AGENTS NOTES

Freehold

EPC: C

Council Tax: E

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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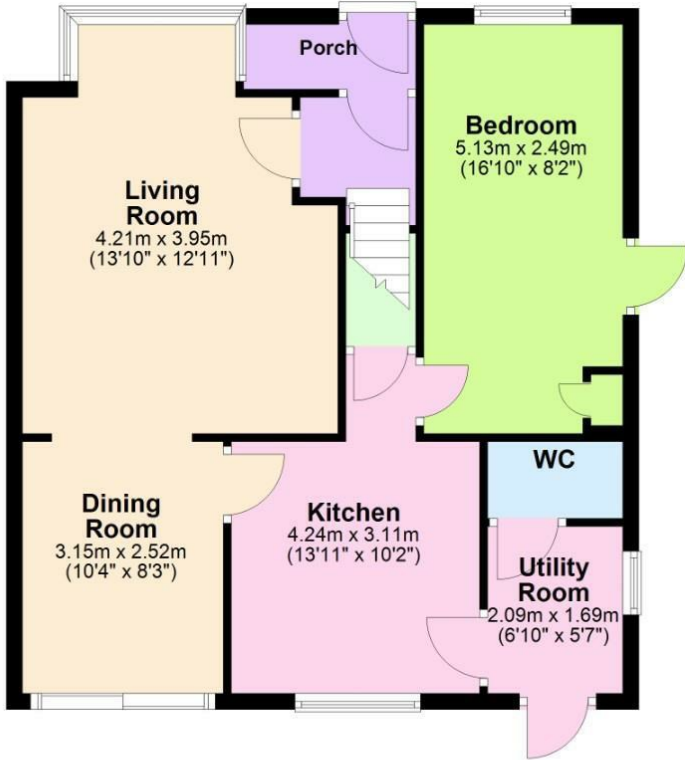


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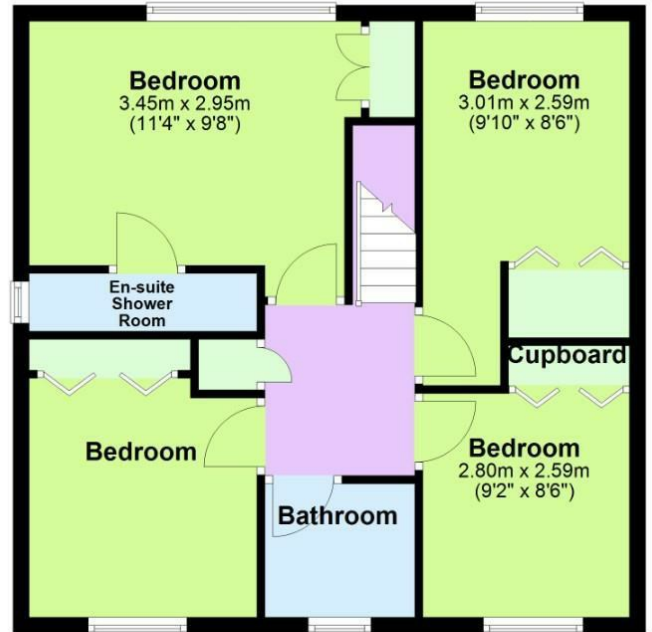
**Ground Floor**

Approx. 62.0 sq. metres (667.1 sq. feet)



**First Floor**

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 119.4 sq. metres (1285.5 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.