



Brasslands Drive, Brighton

Asking Price
£385,000
Freehold

- TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW
- POTENTIAL TO EXTEND STN/PC
- GOOD DECORATIVE ORDER THROUGHOUT
- DRIVEWAY
- OUTSTANDING REAR GARDEN
- CLOSE PROXIMITY TO THE SOUTH DOWNS
- NO ONWARD CHAIN

Guide Price: £385,000 - £400,000

Robert Luff & Co are delighted to bring to market this spacious two/three bedroom bungalow ideal for a range of buyers either looking to downsize, put your own stamp on a property or first time buyers alike. Located within a quiet cul de sac that is within walking distance to The South Downs, 1/2 mile of Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton.

Accommodation offers two double bedrooms, lounge, kitchen, separate dining room, utility room and shower room. Other benefits include; driveway, large rear garden, side access, scope for multiple extensions STN/PC and no onward chain.

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Accommodation

Entrance Hall

Lounge 14'11 x 11'5 (4.55m x 3.48m)

Kitchen 11'5 x 9'2 (3.48m x 2.79m)

Utility Room 7'7 x 3'9 (2.31m x 1.14m)

Dining Room/Third Bedroom 12'8 x 8'0 (3.86m x 2.44m)

Bedroom One 11'3 x 10'11 (3.43m x 3.33m)

Bedroom Two 12'0 x 8'4 (3.66m x 2.54m)

Garden

Agents Notes

Freehold

Council Tax Band: C

EPC: C

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Floor Plan
Approx. 72.5 sq. metres (780.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 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.