



Price
£250,000
Leasehold

Chichester Drive East, Brighton

- TWO BEDROOM, FIRST FLOOR APARTMENT
- GREAT DECORATIVE ORDER THROUGHOUT
- NEW LEASE ON COMPLETION
- HIGHLY SOUGHT AFTER LOCATION
- COMMUNAL GARDEN
- GARAGE

Robert Luff & Co are delighted to offer this fantastic, light and spacious first floor flat which has been finished to a high standard throughout, creating a comfortable and beautifully presented home. The accommodation comprises spacious entrance hallway with storage cupboard, two double bedrooms, shower room, spacious living room and modern fitted kitchen. This apartment also benefits from a new lease on completion, a communal garden & garage.

Duncan Court is located in a popular residential area in West Saltdean. A host of lovely footpaths are within a short distance of the property giving easy access to the stunning South Downs National Park providing wonderful walks and outstanding views of the area. Local amenities are all within easy reach, there is Lustrells Vale with a butchers, Co-op, laundrette and buses. Saltdean Park and the famous Art deco Lido, offering a variety of leisure activities. A selection of shops and pubs are located in Longridge Avenue. Bus routes are found on Saltdean Vale, Lustrells Vale and Longridge Avenue and also on Marine Drive. Brighton's Mainline Railway Station, is approximately 5 miles away.

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Accommodation

Entrance Hall

Storage Cupboard

Kitchen 7'3 x 7'1 (2.21m x 2.16m)

A range of matching wall & base units. Wood effect worktops incorporating ceramic sink/drain unit. Oven & electric hob. Space for fridge freezer & washing machine.

Bedroom Two/Dining Area 10'3 x 7'1 (3.12m x 2.16m)

Double glazed window to rear. Electric radiator. Shelving.

Shower Room

Double glazed window to rear. WC. Wash hand basin. Walk in shower. Potential to install bath if needed.

Bedroom One 14'8 x 7'10 (4.47m x 2.39m)

Double glazed window to rear. Electric radiator.

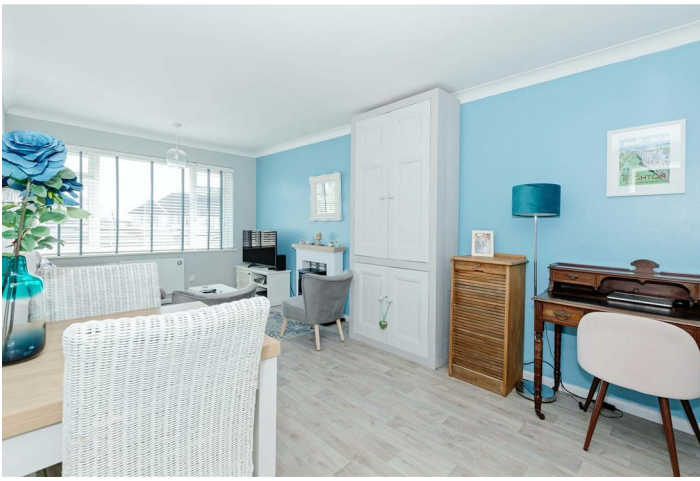
Lounge/Diner 18 x 9'8 (5.49m x 2.95m)

Double glazed window to rear. Two electric radiators. Coving.

Garage

AGENTS NOTES

New lease on completion
Service Charge: £150 PCM
Ground Rent: £60 PA
Council Tax: A
EPC: E



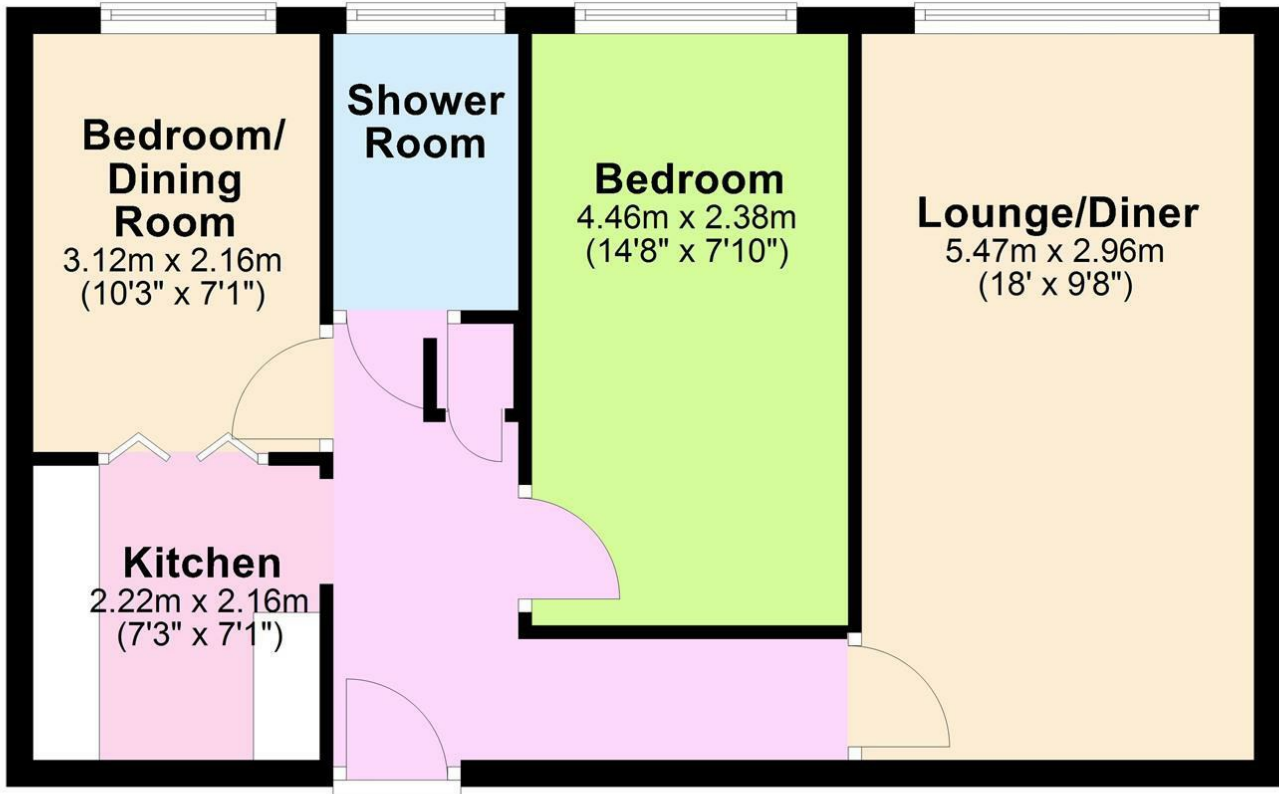
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Floor Plan

Approx. 50.3 sq. metres (541.1 sq. feet)



Total area: approx. 50.3 sq. metres (541.1 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.