



Guide Price  
**£425,000**  
Share of Freehold

## Lowther Road, Brighton

- ONE BEDROOM
- GARAGE + PARKING SPACE
- SHARE OF FREEHOLD
- GROUND FLOOR FLAT
- OWN STREET ENTRANCE
- WALKING DISTANCE TO PRESTON PARK STATION

\*\*\*GUIDE PRICE: £425,000 - £450,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious one bedroom, ground floor flat located a stones throw away from Brighton's ever popular Fiveways area. Lowther Road is situated within close proximity to excellent local schools such as Downs, Varndean and Balfour. Blakers Park and Hollingbury park are only moments away as well as the local shops at Fiveways with bus routes running into Brighton city centre. Preston Park is a short walk away, as well as Preston Park train station with its direct links to London.

Accommodation offers; Lounge, Kitchen / Dining Room, Bedroom, Dressing Room/ Home Office, Bathroom, Utility Room and Cloakroom. Other benefits include; own street entrance, air conditioning to all main rooms, separate garage with off street parking, private garden and a share of the freehold.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance

Fitted shoe cupboards, with space for coats

### Cloak Room

WC, wash hand basin, extractor fan, plumbing for a washing machine/shower

### Lounge 14'3" x 14'3" (4.36 x 4.36)

Cormar fitted carpet, plantation shutters, cornicing, integrated TV with Bose surround sound system, air conditioning, Gazco Sheraton log effect gas stove

### Kitchen / Dining Room 17'3" x 11'7" (5.28 x 3.55)

Amfico flooring, fitted units underneath quartz worktop with integrated Neff induction hob, oven, microwave, fridge freezer and a dishwasher. Quooker instant hot water tap, undercounter lighting, Italian designed extractor fan with spotlights

### Bedroom 10'11" x 10'2" (3.34 x 3.11)

Cormar fitted carpet, air conditioning, integrated TV, built in storage cupboard

### Bathroom 10'2" x 5'6" (3.11 x 1.69)

Fully tiled, luxury rain and hand showers, a separate bath, WC, washstand with mirrored unit, adjustable mood lighting

### Dressing Room / Home Office 10'11" x 6'10" (3.34 x 2.10)

Air conditioning, Amfico flooring, double glazed window overlooking garden

### Utility Room

Housing the boiler, plumbing for washing machine, rear exit and access to garage

### Garage

Remote controlled roller door, plumbing for washing machine, large stainless steel sink with swan neck tap,

### Garden

Patio area made from Indian stone, outside tap

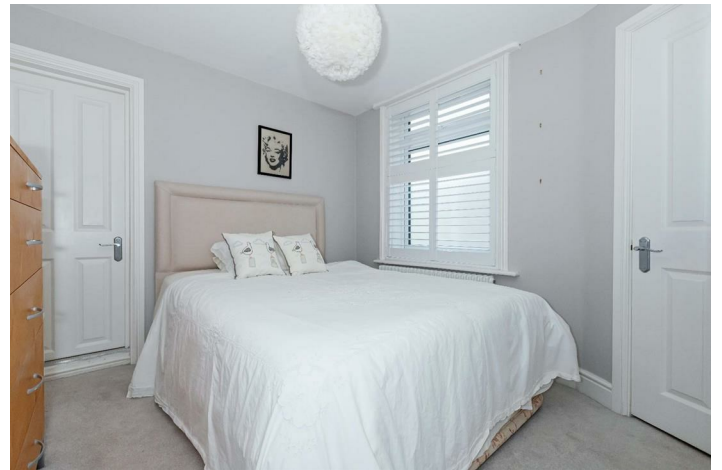
### Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: As and when

EPC: D

Council Tax Band: B

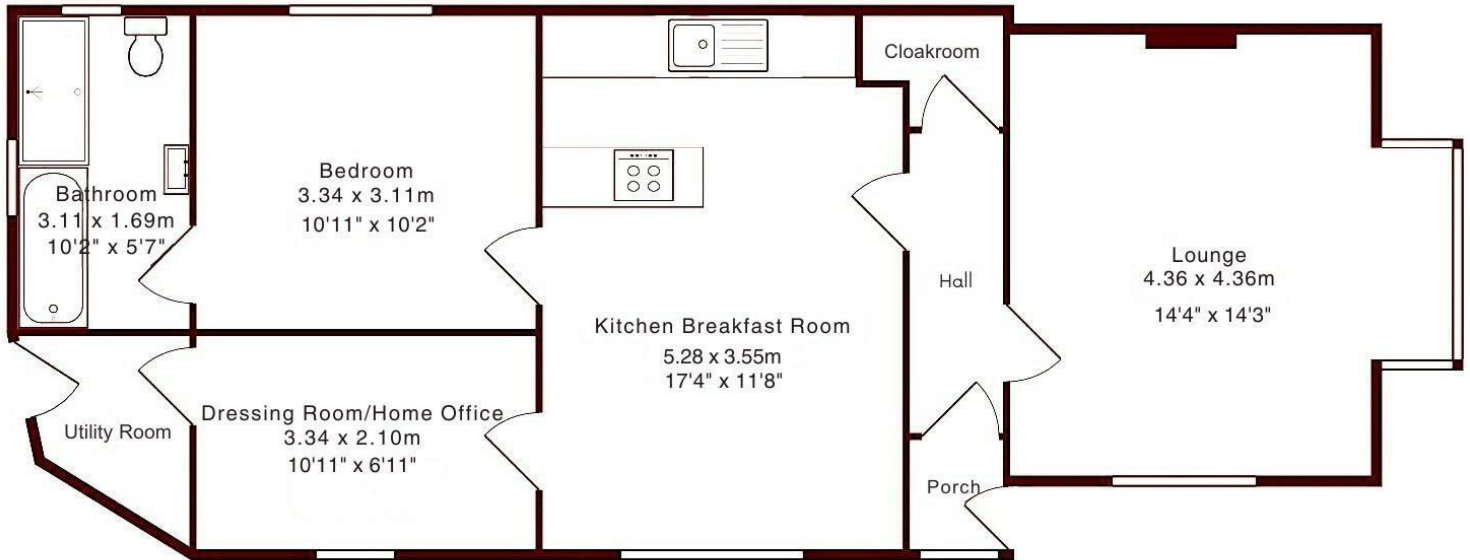


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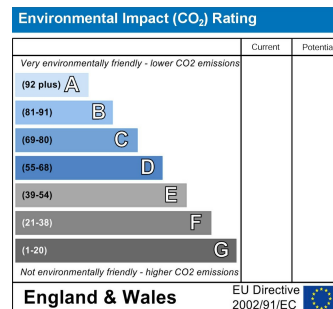
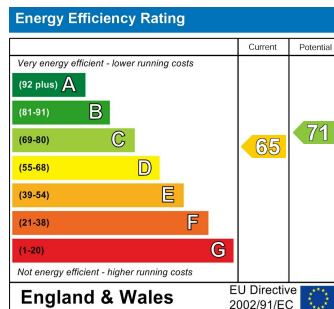
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# Floorplan



**Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



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.