



Grantham Road, Brighton



Guide Price
£300,000
Leasehold

- ONE BEDROOM
- SOUTH FACING
COURTYARD GARDEN
- OWN STREET ENTRANCE
- OVER 50 SQ.M
- IDEAL FIRST TIME BUY
- POPULAR PRESTON PARK
LOCATION

GUIDE PRICE: £300,000 - £325,000

Robert Luff & Co are delighted to bring to market this spacious one bedroom flat with it's own, private courtyard. Grantham Road is located just off Stanford Avenue, with Preston Park and Blaker's Park just moments away, as well as Five Ways for local independent and national shops. Access to Gatwick and London is simple via Preston Park / London Road Train Station or accessing the A27 to the north.

Accommodation offers; An open planned Lounge/Dining Room, separate kitchen, Bedroom and a family bathroom. Other benefits include; own street entrance, South facing courtyard and a C rated EPC

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Accommodation

Own Street Entrance

Entrance Hall

Built in storage cupboards

Lounge/Diner 16'2" x 11'7" (4.95 x 3.55)

Engineered Oak flooring, wall mounted radiator, double doors leading to courtyard garden, cornicing

Kitchen 10'2" x 9'10" (3.10 x 3.00)

Engineered Oak flooring continued from the lounge, wall & base units set under solid wood worktops, induction hob and hove, extractor, sink with drainer, windows over looking courtyard, integrated dishwasher, fridge freezer & washing machine

Bedroom 14'7" x 12'4" (4.45 x 3.78)

Carpet flooring, sash bay window to front, wall mounted radiators,

Bathroom

Part tiled wall, panelled bath with overhead shower, was hand basin with fitted cupboard, wall mounted heated towel

Courtyard Garden

South facing courtyard garden accessed via the lounge

Agents Notes

Tenure: Leasehold With New Lease On Completion

Maintenance Fee: £100 Per Annum

Ground Rent: £150 Per Annum

EPC Rating: C

Council Tax Band: B

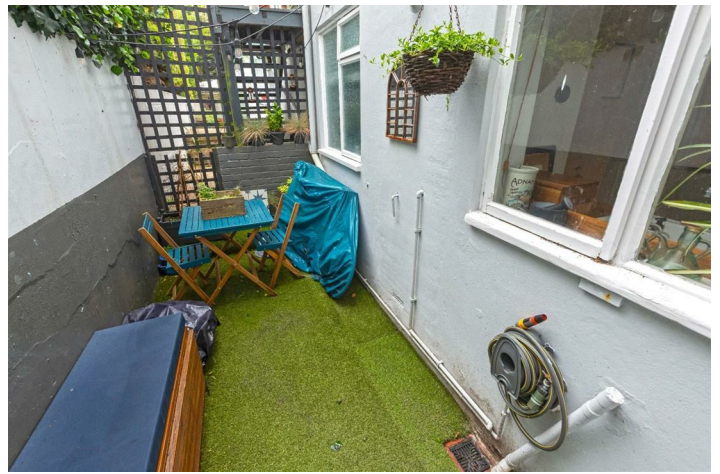
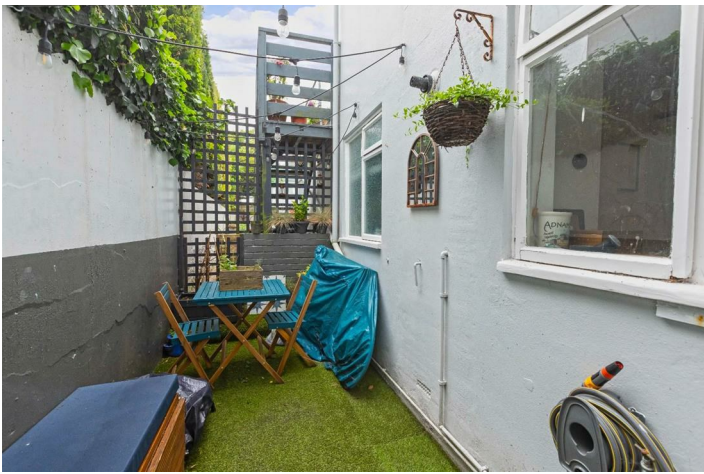
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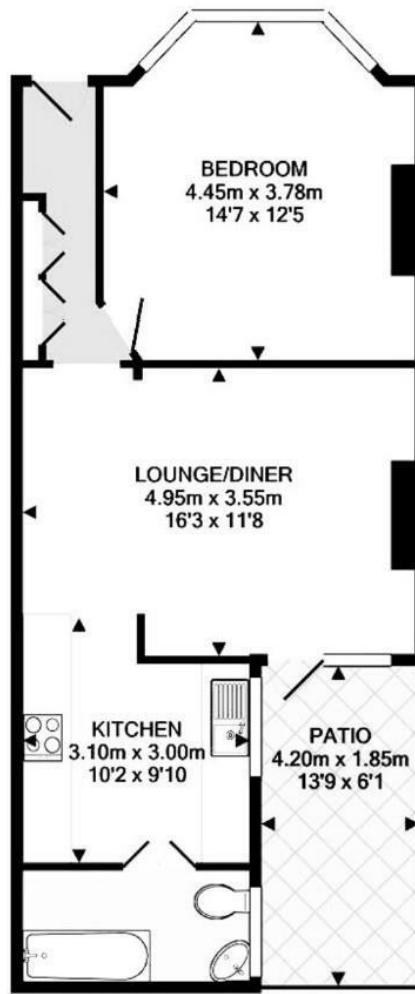
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TOTAL APPROX. FLOOR AREA 50.2 SQ.M. (540 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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.