



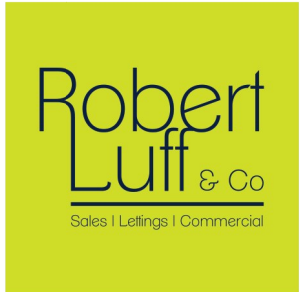
Old Shoreham Road, Brighton

Asking Price
£425,000
Freehold

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- PRIVATE REAR GARDEN
- GARAGE
- POTENTIAL TO EXTEND STNPG

Robert Luff & Co are delighted to bring to market this three bedroom Semi-detached home. Conveniently located within reach of the green open spaces of the South Downs, Old Shoreham Road benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; through lounge/dining room, Kitchen, three bedrooms, family bathroom, lawned rear garden and garage. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.



T: 01273 921133 E:
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Accommodation

Entrance Hall

Lounge 14'7 x 11'2 (4.45m x 3.40m)

Dining Room 16'6 x 11'11 (5.03m x 3.63m)

Kitchen 16'6 x 8'10 (5.03m x 2.69m)

Bedroom One 12'1 x 10'9 (3.68m x 3.28m)

Bedroom Two 11'11 x 10'10 (3.63m x 3.30m)

Bedroom Three 7'4 x 6'0 (2.24m x 1.83m)

Bathroom 7'1 x 5'10 (2.16m x 1.78m)

Garage 17'8 x 8'9 (5.38m x 2.67m)



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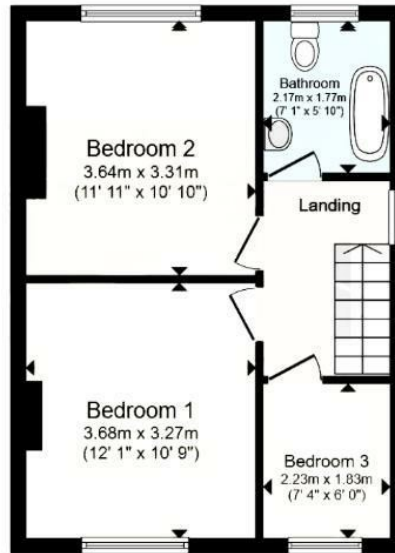


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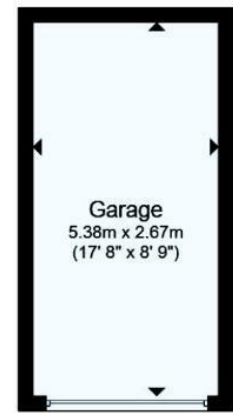
Floorplan



Ground Floor



First Floor



Garage

Total floor area 110.7 sq.m. (1,191 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.