



Guide Price
£425,000
Freehold

Harrington Place, Brighton

- TWO BEDROOM SEMI DETACHED RESIDENCE
- WEST FACING REAR GARDEN
- GREAT VIEWS
- EXTREMELY LIGHT AND AIRY DINING AREA WITH ACCESS TO WEST FACING TERRACE & REAR GARDEN
- OFF ROAD PARKING
- GOOD DECORATIVE ORDER THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION

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

Robert Luff & Co are delighted to bring to market this spacious, bright and airy two double bedroom semi detached house located in Hollingdean. Harrington Place is situated close to local shops in the Dip and also Fiveways which offers a wide variety of local businesses including cafes, pop up restaurants, famous Raven's bakery and organic butchers. Local schools including Downs infants/Juniors and Herford are within easy access and frequent bus services to Central Brighton are close by. Also in close proximity to London Road & Preston Park train station. Harrington Place is also on the door step of beautiful woods, Hollingbury golf course, and Hollingbury Fort which is great for those who enjoy country walks.

Accommodation offers; separate living area, kitchen, dual aspect, bright & airy dining area, ground floor WC, two double bedrooms and a spacious bathroom. Other benefits include; West facing rear garden, ample storage, off road parking and great views from the first floor.

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Accommodation

Porch

Entrance Hall

Kitchen 12'10 x 5'11 (3.91m x 1.80m)

A range of matching wall & base units. Worktop incorporating stainless steel sink/drainage unit. Double oven, electric hob & extractor fan. Space for washing machine, dish washer, fridge & freezer. Double glazed window to rear.

Dining Area 14'5 x 8'4 (4.39m x 2.54m)

A sunny dual aspect dining area with west and south facing windows producing plenty of light throughout the day. Double doors to rear with access to West facing garden. Laminate flooring. Radiator.

Living Area 14'11 x 8'6 (4.55m x 2.59m)

Double glazed window to front. Carpeted throughout. Radiator.

Ground Floor WC

WC. Wash hand basin. Double glazed window to side.

First Floor Landing

Beautiful southerly views towards the sea.

Bedroom One 14'7 x 12'2 (4.45m x 3.71m)

Double bedroom. Two double glazed windows to front. Two radiators. Built in wardrobe.

Bedroom Two 10'8 x 8'9 (3.25m x 2.67m)

Double bedroom. Double glazed window to rear. Radiator. Built in wardrobe.

Bathroom

Bath with shower overhead. WC. Wash hand basin. Heated towel rail. Double glazed window to side.

Garden

West facing rear garden with raised terrace accessed from the dining room. Side access. Storage under the terrace.

Off Road Parking

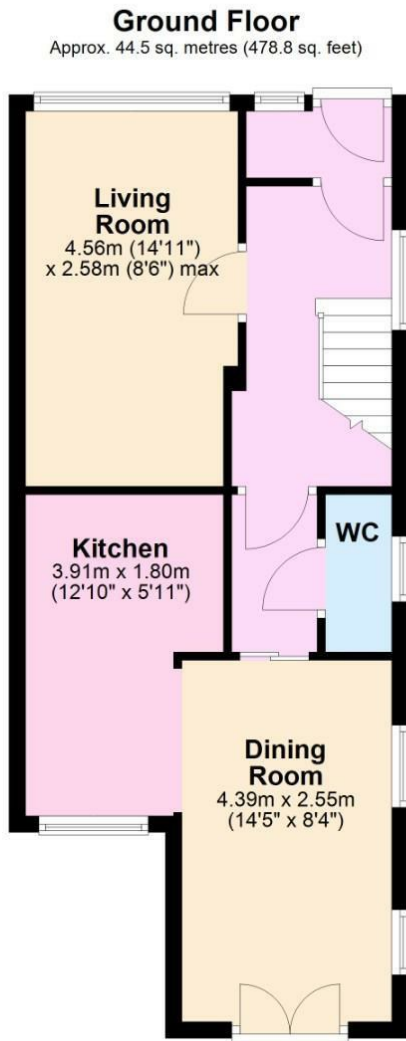
Space for one car.





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Floorplan



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.