

Asking Price £550,000 Freehold

## Donnington Road, Brighton

- FOUR DOUBLE
  BEDROOM, THREE
  BATHROOM
- LARGE LANDSCAPED
  REAR GARDEN
- STUNNING VIEWS

- DETACHED
- DRIVEWAY & GARAGE
- OVER 1200 SQ FT

\*\*\*GUIDE PRICE: £550,000 - £575,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious four bedroom, three bathroom detached family home. Donnington Road is located in the heart of Woodingdean providing great access to R23 & R27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; Kitchen / ding room, separate lounge, four double bedrooms, two family bathrooms and one en-suite. Other benefits include; driveway, garage, large rear garden and stunning views



T: 01273 921133 E: www.robertluff.co.uk









## Accommodation

Entrance Hall

Lounge  $13'6" \times 13'3" (4.14 \times 4.06)$ Kitchen / Dining Room  $23'1" \times 8'7" (7.06 \times 2.64)$ Bedroom Four  $10'4" \times 7'10" (3.15 \times 2.39)$ Bedroom Three  $12'9" \times 11'6" (3.91 \times 3.53)$ Shower Room Stairs Leading To First Floor Bedroom One  $12'7" \times 11'8" (3.84 \times 3.58)$ En-Suite Bedroom Two  $14'7" \times 8'9" (4.45 \times 2.67)$ Bathroom

**Agents Notes** EPC Rating: D Council Tax Band: D

28 Blatchington Road, Hove, East Sussex, BN3 3YN T: 01273 921133 E: www.robertluff.co.uk













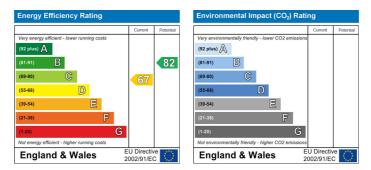
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## Donnington Road, Brighton, East Sussex, BN2



Approximate Area = 1224 sq ft / 113.7 sq m Limited Use Area(s) = 44 sq ft / 4 sq m Total = 1268 sq ft / 117.7 sq m For identification only - Not to scale





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.

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