



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 A23 & A27, 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 / dining room, separate lounge, four double bedrooms, two family bathrooms and one en-suite. Other benefits include; driveway, garage, large rear garden and stunning views

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## Accommodation

Entrance Hall

Lounge 13'6" x 13'3" (4.14 x 4.06)

Kitchen / Dining Room 23'1" x 8'7" (7.06 x 2.64)

Bedroom Four 10'4" x 7'10" (3.15 x 2.39)

Bedroom Three 12'9" x 11'6" (3.91 x 3.53)

Shower Room

Stairs Leading To First Floor

Bedroom One 12'7" x 11'8" (3.84 x 3.58)

En-Suite

Bedroom Two 14'7" x 8'9" (4.45 x 2.67)

Bathroom

Agents Notes

EPC Rating: D

Council Tax Band: D

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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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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