



Asking Price
£575,000
Freehold

Mill Rise, Brighton

- A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- DRIVEWAY & GARAGE
- HIGHLY SOUGHT AFTER WESTDENE LOCATION
- FANTASTIC VIEWS OVER WESTDENE
- TWO BATHROOMS
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Robert Luff & Co are delighted to offer to market this four bedroom Semi-detached family home situated in the sought-after Westdene location, just a short stroll from captivating National Trust country walks and conveniently located near local shops and Westdene Primary School. The city centre shopping districts and beach are also within easy reach as well as Preston Park Station making it ideal for the London commute. Also within close proximity A23/A27 which has direct and fast access to the universities, airports and London.

The accommodation within the property is arranged over two floors and briefly comprises four double bedrooms, one ensuite, family bathroom, two reception rooms and kitchen/breakfast area with direct access to the landscaped rear garden. Also benefiting from off road parking, single garage and ample storage throughout.

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Accommodation

Entrance Hall

Kitchen/Breakfast Room 15'4 x 12'8 (4.67m x 3.86m)

A range of matching wall & base units. Worktop incorporating ceramic sink/drain. Integrated fridge, freezer, washing machine, dishwasher, double oven, gas hob & extractor fan. Radiator. Double glazed window to side & rear and double doors to rear garden.

Dining Room 15'11 x 9'10 (4.85m x 3.00m)

Radiator. Under stair storage. Sliding doors to rear garden.

Living Room 17'11 x 11'10 (5.46m x 3.61m)

Double glazed window to front. Two radiators. Electric fireplace.

Bedroom Four 12'1 x 9'5 (3.68m x 2.87m)

Double glazed window to front. Radiator. Built in storage.

Bathroom

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

WC

WC. Radiator. Built in storage. Double glazed window.

Stairs to first floor

Bedroom Three 11'10 x 9'8 (3.61m x 2.95m)

Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Two 11'10 x 10'6 (3.61m x 3.20m)

Double glazed window to front. Radiator. Built in wardrobe.

WC

WC. Wash hand basin vanity. Heated towel rail.

Bedroom One 16'7 x 13'3 (5.05m x 4.04m)

Double glazed window to rear. Radiator. Storage cupboard. Built in wardrobes.

Ensuite

Shower cubicle. Wash hand basin vanity. Heated towel rail. Double glazed window to rear.

Driveway

Garage 17'11 x 11'4 (5.46m x 3.45m)

Rear Garden

AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX: D

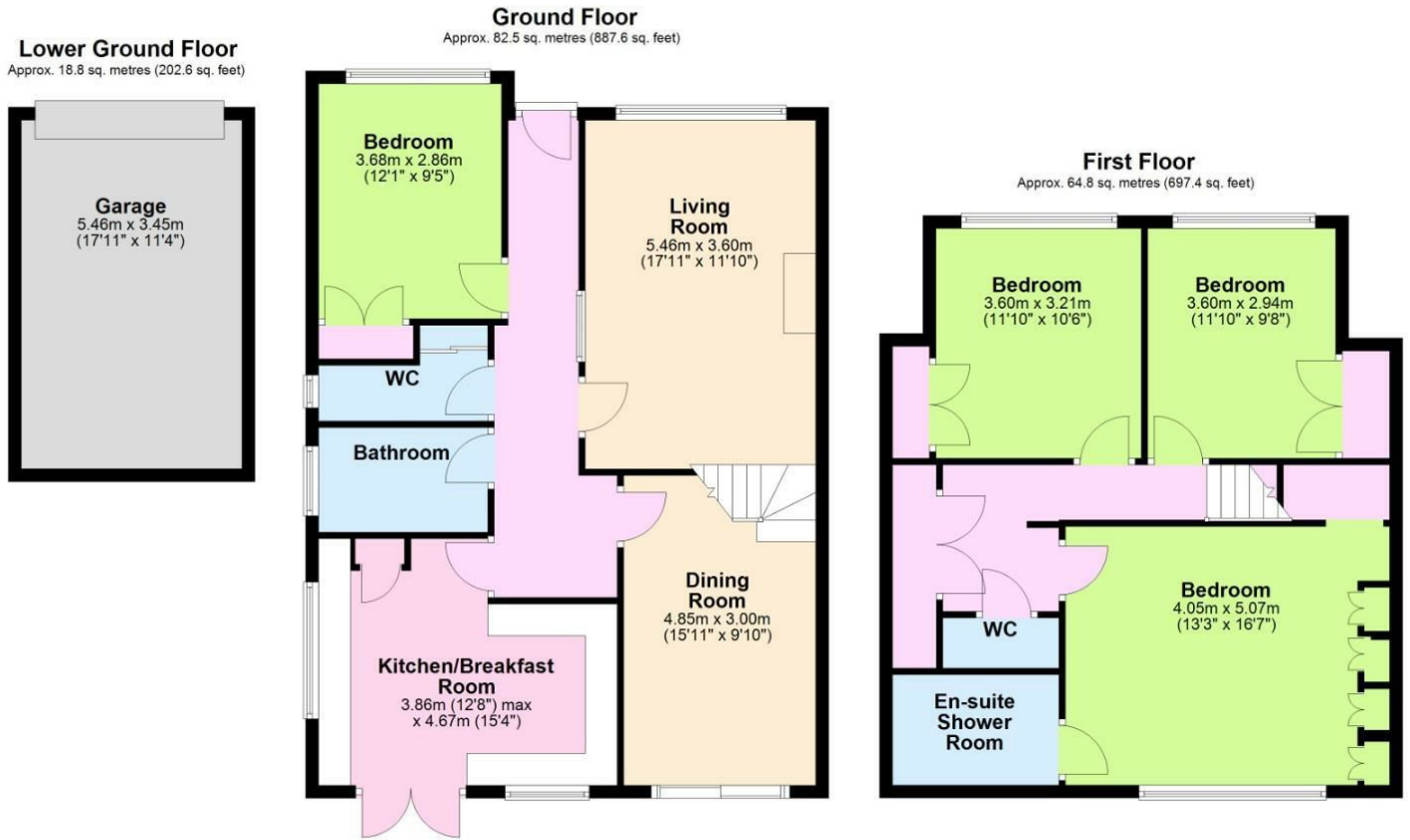


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Floorplan



Total area: approx. 166.1 sq. metres (1787.7 sq. feet)

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.