



## Valley Road, Brighton



Guide Price  
£375,000  
Freehold

- A WELL PRESENTED THREE BEDROOM CHALET BUNGALOW
- BEAUTIFULLY DECORATED THROUGHOUT
- IDEAL FAMILY HOME
- PRIVATE, LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION

\*\*\*GUIDE PRICE: £375,000 - £400,000\*\*\*

Robert Luff & Co are delighted to bring to market this three bedroom family home located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Valley Road benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, 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; lounge/dining room, separate kitchen, three bedrooms and a family bathroom. Also benefiting from a landscaped rear garden and ample storage throughout. Local schools include Mile Oak Primary School, St Nicolas Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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## Accommodation

Entrance Hall

Lounge/Diner 22 x 15'2 (6.71m x 4.62m)

Kitchen 13'3 x 10 (4.04m x 3.05m)

Bedroom Two 11'10 x 11'4 (3.61m x 3.45m)

Bathroom

Stairs to first floor

Bedroom One 11'1 x 10'11 (3.38m x 3.33m)

Bedroom Three 14'11 x 6'7 (4.55m x 2.01m)

Loft Room 15'4 x 9'3 (4.67m x 2.82m)

Landscaped rear garden

### AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX: C

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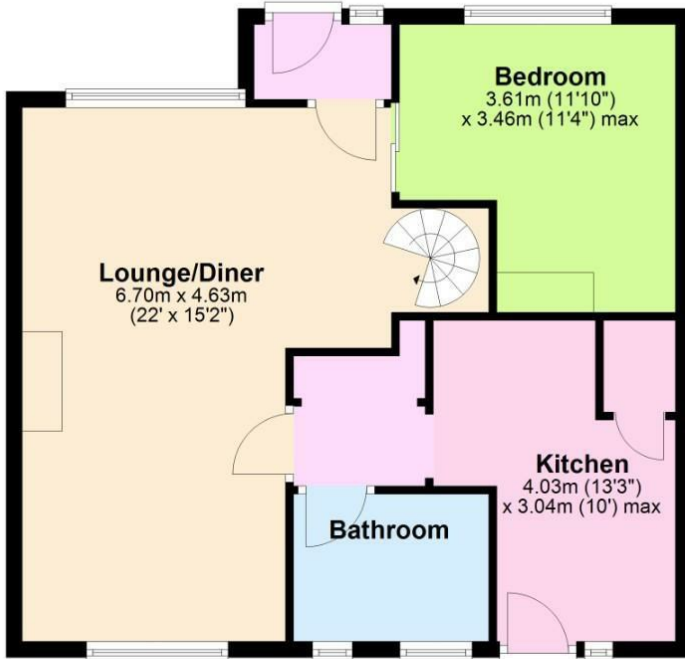




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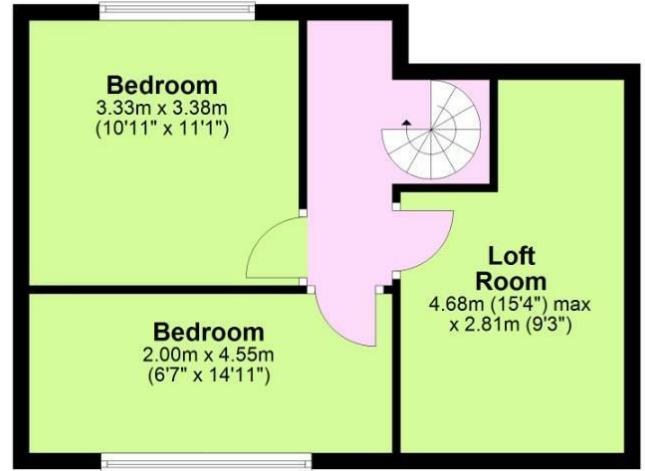
## Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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 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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