



Offers In Excess Of
£385,000
Share of Freehold

St. Andrews Road, Brighton

- TWO BEDROOM
- SPACIOUS MODERN
- GROUND FLOOR GARDEN
- FITTED KITCHEN /
- FLAT
- LOUNGE / DINER
- SHARE OF FREEHOLD
- PRIVATE SOUTH FACING
- REAR GARDEN
- HOME STUDIO / OFFICE

Robert Luff & Co are delighted to bring to market this spacious two bedroom ground floor garden flat. St Andrews Road is situated in a quiet residential street off popular Boundary Road this property is just minutes away from a huge variety of cafes, shops and bus routes. Portslade Train Station which has direct links into Brighton and London Victoria is located at the top of Boundary Road and the seafront is approximately 0.5km in distance.

Accommodation offers; spacious open planned kitchen / lounge /diner, two double bedrooms and a family bathroom. Other benefits include; a private South facing rear garden, bespoke garden studio/office with underfloor heating and a share of freehold.

Robert
Luff & Co
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Accommodation

Entrance Hall

Open Planned Kitchen / Lounge / Diner 33'7" x 10'7" (10.24m x 3.23m)

Bedroom One 12'0" x 12'0" (3.66 x 3.66)

Bedroom Two 10'0" x 10'0" (3.06 x 3.06)

Bathroom

Garden Studio / Office 14'9" x 6'8" (4.51 x 2.05)

Rear Garden

Agents Notes

Tenure: Share Of Freehold

Length Of Lease: 109 Years Remaining

Service Charge: As And When

EPC Rating: C

Council Tax Band: B

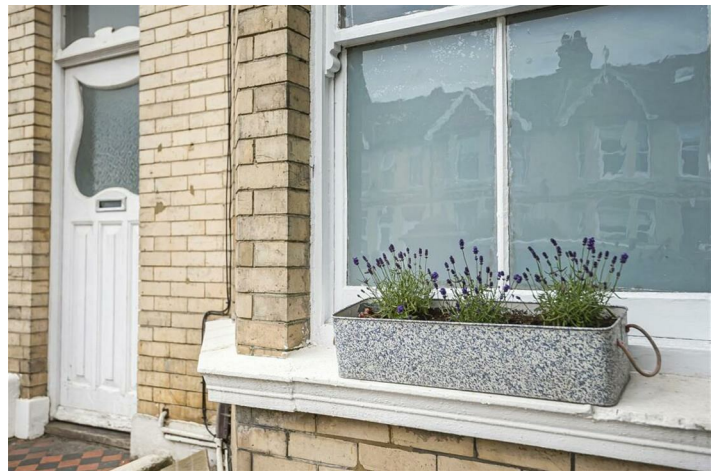
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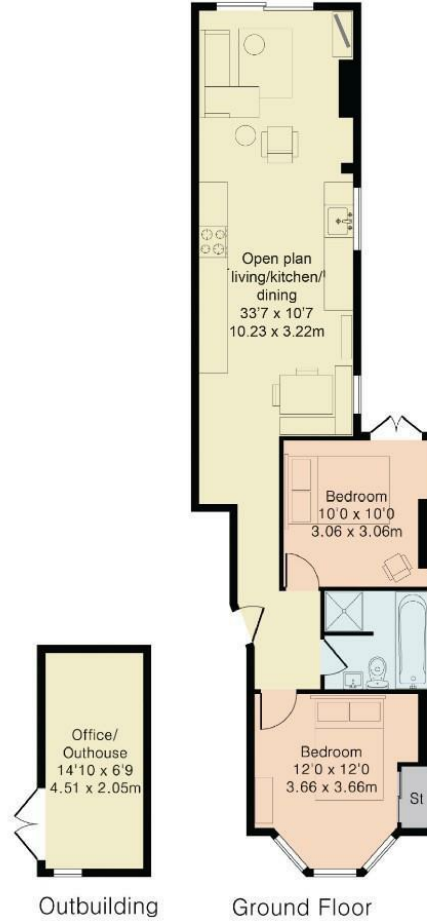
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Floorplan

Approximate Gross Internal Area 771 sq ft – 71 sq m
 Ground Floor Area 671 sq ft – 62 sq m
 First Floor Area 100 sq ft – 9 sq m



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.