



Eldred Avenue, Brighton



Asking Price
£575,000
Freehold

- AN OUTSTANDING THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY WITH PARKING FOR 2-3 CARS
- HIGHLY SOUGHT AFTER WESTDENE LOCATION
- WELL PRESENTED THROUGHOUT
- BEAUTIFULLY PRESENTED AND LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Robert Luff & Co are delighted to offer to market this three 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 three bedrooms, two bathrooms, through lounge diner, conservatory and kitchen with direct access to the landscaped rear garden. Also benefiting from off road parking for multiple cars and ample storage throughout.

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Accommodation

Driveway

Parking for 2-3 Cars

Entrance Hall

Lounge/Diner 21'8 x 10'10 (6.60m x 3.30m)

Kitchen 10'11 x 9'6 (3.33m x 2.90m)

Conservatory 11'8 x 11'7 (3.56m x 3.53m)

Shower Room

Stairs to first floor

Bedroom One 11'8 x 11'5 (3.56m x 3.48m)

Bedroom Two 12'9 x 9'11 (3.89m x 3.02m)

Bedroom Three 10'2 x 6'11 (3.10m x 2.11m)

Bathroom

Landscaped Rear Garden

AGENTS NOTES

FREEHOLD

COUNCIL TAX: D

EPC: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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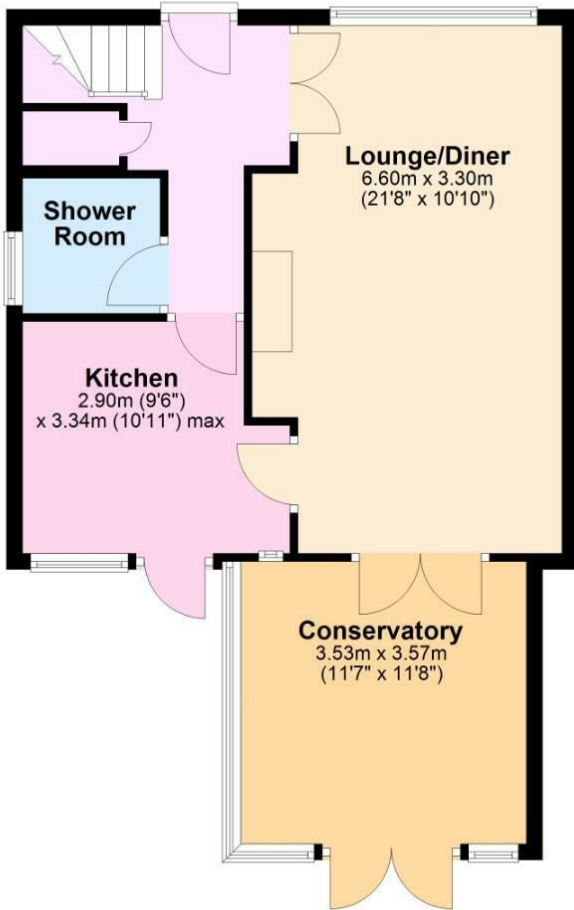


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Floorplan

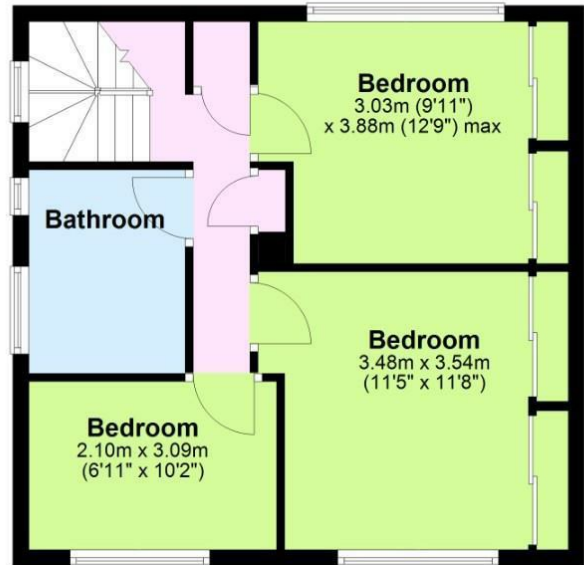
Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 101.9 sq. metres (1096.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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.