



Valley Road, Brighton



Offers In Excess Of
£365,000
Freehold

- TWO BEDROOM SEMI DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEPARATE MODERN FITTED KITCHEN
- HIGHLY SOUGHT AFTER LOCATION

Robert Luff & Co are delighted to bring to market this two bedroom semi detached 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; extended open planned lounge/dining room, separate kitchen, two double bedrooms and a family bathroom. Also benefiting from off road parking and a landscaped rear garden. 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.

Robert
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Accommodation

Entrance Hall

Lounge/Diner 17'6 x 9'4 (5.33m x 2.84m)

Kitchen 11'11 x 7'10 (3.63m x 2.39m)

Conservatory 8'7 x 7'6 (2.62m x 2.29m)

Bedroom One 11'2 x 9 (3.40m x 2.74m)

Bedroom Two 14'1 x 6'9 (4.29m x 2.06m)

Bathroom

Landscaped Rear Garden

Driveway

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: B

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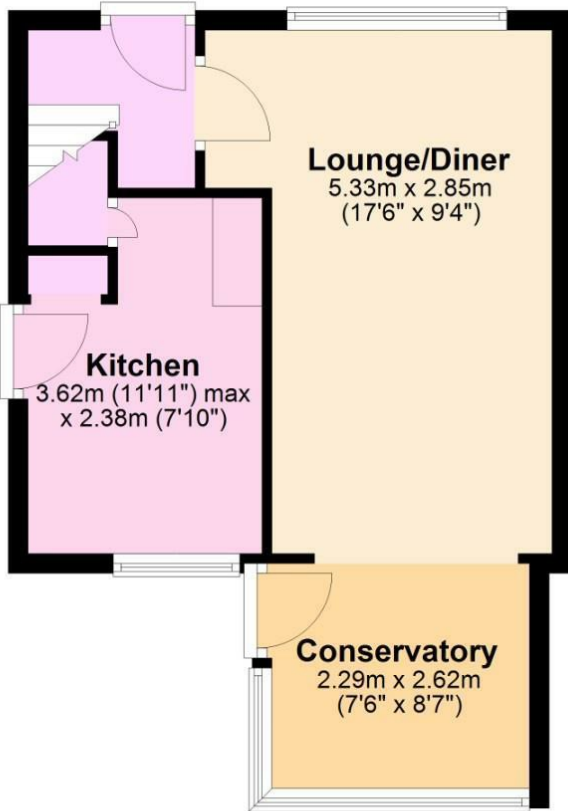
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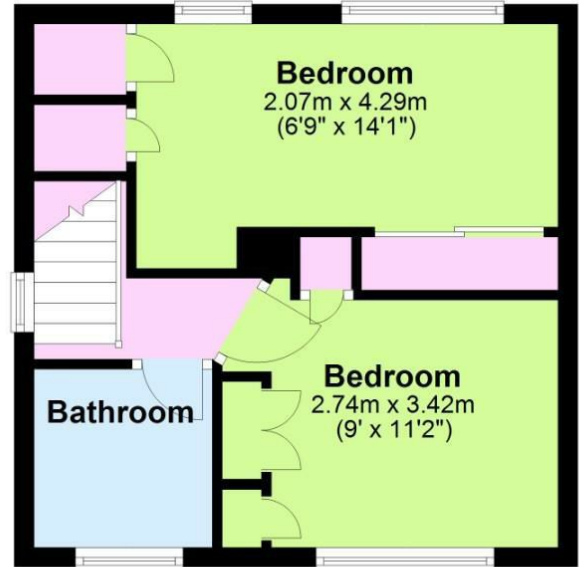
Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 63.1 sq. metres (678.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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.