



Manton Road, Brighton



Guide Price
£400,000
Freehold

- FIVE BEDROOM SEMI DETACHED HOME
- SUBSTANTIAL REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- MODERN DECOR THROUGHOUT
- NO ONWARD CHAIN
- RECENTLY REFURBISHED

Robert Luff and Co are delighted to offer to the market this rarely available, private secluded, semi detached residence. Situated in Brighton, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, utility cupboard, open plan kitchen/dining area, separate living area, five bedrooms and modern fitted bathroom. Other benefits include a substantial rear garden, ample storage & potential for off road parking.

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Accommodation

Entrance Hall

Kitchen 14'6 x 7'4 (4.42m x 2.24m)

Living Room 10'11 x 10'6 (3.33m x 3.20m)

Dining Room 10'8 x 8'5 (3.25m x 2.57m)

Bedroom Two 10'8 x 9'5 (3.25m x 2.87m)

Stairs to first floor

Bedroom One 10'6 x 14'8 (3.20m x 4.47m)

Bedroom Three 10'5 x 7'8 (3.18m x 2.34m)

Bedroom Four 10'2 x 7'1 (3.10m x 2.16m)

Shower Room

WC

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: C

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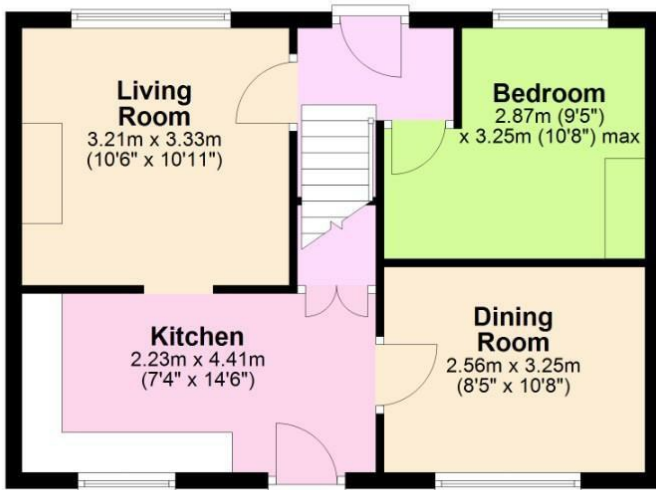


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Floorplan

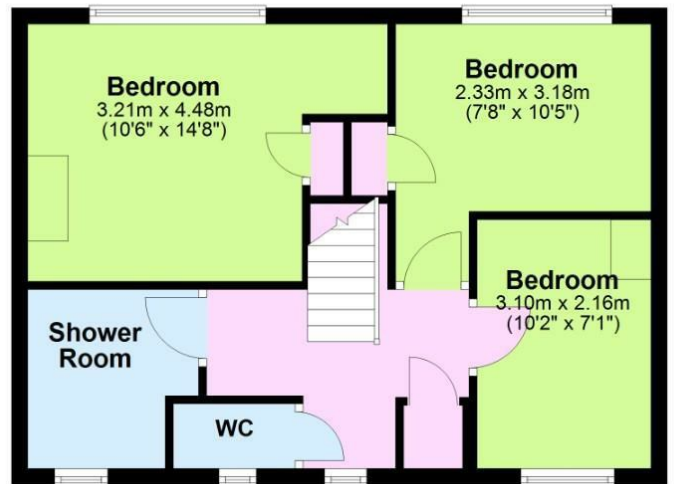
Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 85.9 sq. metres (924.3 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.

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