



Guide Price
£265,000
Leasehold

Dartmouth Crescent, Brighton

- THREE BEDROOM PURPOSE BUILT FLAT
- RECENTLY RENOVATED THROUGHOUT
- VIEWS OVER BEVENDEAN NATURE RESERVE
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY/INVESTMENT
- AMPLE FREE PARKING

Robert Luff & Co are delighted to bring to market Dartmouth Crescent, Brighton - a charming location offering a spacious three-bedroom purpose-built flat with views overlooking the beautiful Bevendean nature reserve.

This recently renovated property boasts one reception room, family bathroom and a separate WC. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Whether you are looking for an investment opportunity or a first-time buy, this flat ticks all the boxes, the property's renovation means you can move in hassle-free.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Lounge/Diner 13'7" x 14'5" (4.14m x 4.39m)

Laminate flooring, wall mounted radiator, dual aspect UPVC windows

Kitchen 15'9" x 7'11" (4.80m x 2.41m)

Laminate flooring, a mix of wall and base units, integrated oven with gas hob, integrated dishwasher, space for washing machine and fridge freezer, extractor fan

Bedroom One 11'1" x 11'1" (3.38m x 3.38m)

Carpet flooring, wall mounted radiator, double glazed windows

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

Carpet flooring, wall mounted radiator, double glazed windows

Bedroom Three 8'8" x 7'1" (2.64m x 2.16m)

Carpet flooring, wall mounted radiator, double glazed windows

Bathroom

WC, bath with overhead shower, sink, extractor

Seperate WC

WC, radiator

Agents Notes

Tenure: Leasehold

Maintenance Fee: £71 Per Month

Ground Rent: £10 Per year

EPC: TBC

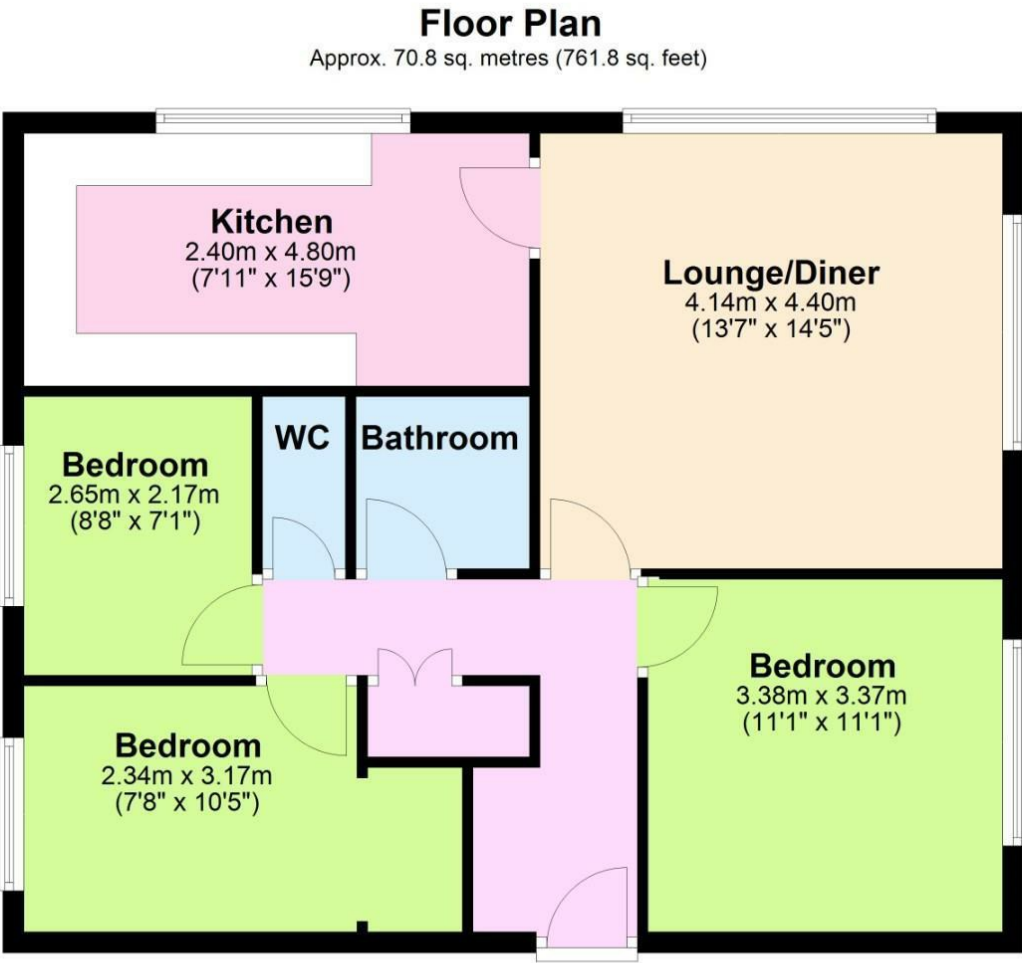
Council Tax Band: B

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

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Total area: approx. 70.8 sq. metres (761.8 sq. feet)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|--|---|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO2 emissions | |
| (92 plus) A | | | | (92 plus) A | |
| (81-91) B | | | | (81-91) B | |
| (69-80) C | | | | (69-80) C | |
| (55-68) D | | | | (55-68) D | |
| (39-54) E | | | | (39-54) E | |
| (21-38) F | | | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO2 emissions | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |

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.