



Asking Price
£230,000
 Leasehold

Chadbourn Close, Brighton

- TWO DOUBLE BEDROOMS
- IDEAL INVESTMENT PROPERTY
- SOUTH FACING BALCONY
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO ROYAL SUSSEX COUNTY HOSPITAL
- STUNNING SEA VIEWS

Robert Luff & Co are delighted to bring to market this spacious two bedroom, purpose built flat situated on the East side of Brighton. Located in Chadbourn Close, this apartment is within easy reach of the bustling shops and cafes of Kemp Town. Conveniently located for those who work at the Royal Sussex County Hospital; the green open spaces of East Brighton Park and a choice of popular local schools are nearby. Accommodation comprises; Entrance hall, living room, kitchen, two double bedrooms and bathroom. Other benefits include; stunning sea views and south facing balcony.

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

**Robert
 Luff & Co**
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Accommodation

Agents Notes

Tenure: Leasehold

Service Charge: £1 147 Per Annum

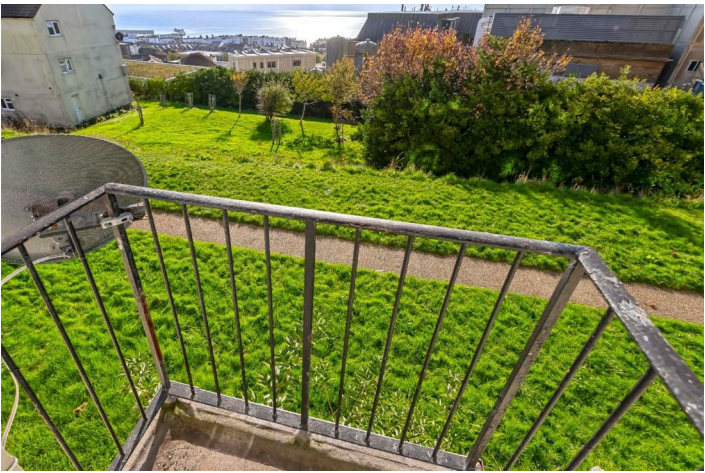
EPC Rating: B

Council Tax Band: A

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

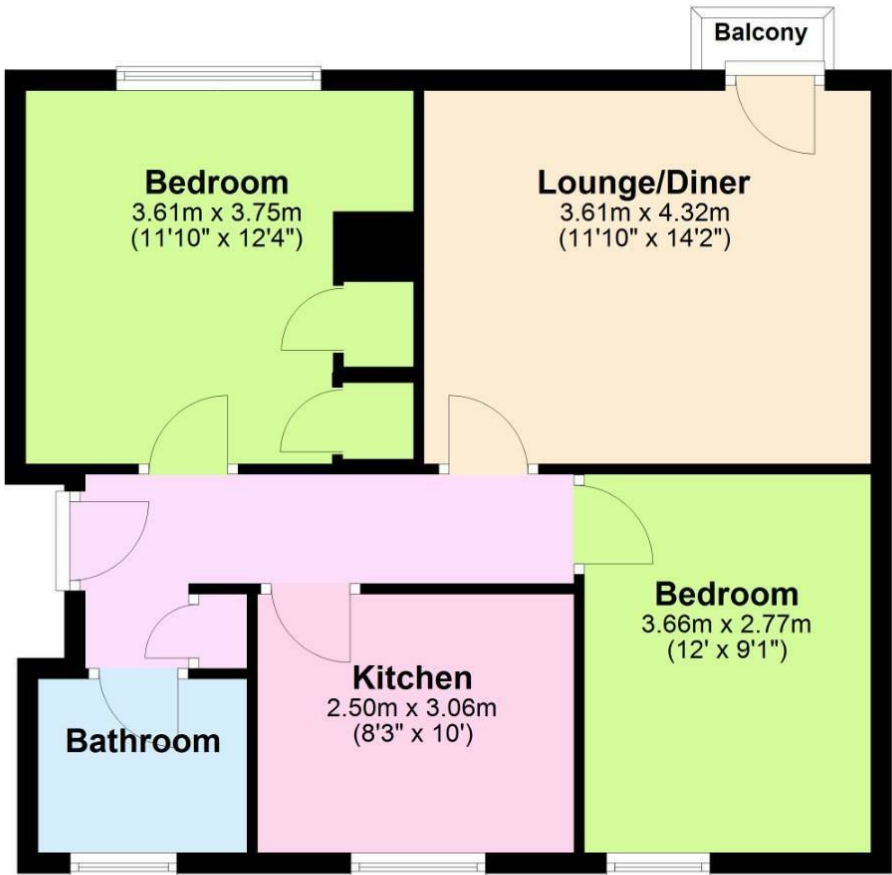
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Floor Plan

Approx. 58.8 sq. metres (633.1 sq. feet)



Total area: approx. 58.8 sq. metres (633.1 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.