



Asking Price
£600,000
 Freehold

Ridgeway Close, Brighton

- AN OUTSTANDING FOUR BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY
- OFFICE/STUDIO
- HIGHLY SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this exceptional family home nestled in the charming neighbourhood of Southwick. The property's advantageous location places it in close proximity to local schools, making it an ideal choice for families seeking quality education options and additionally, nature enthusiasts will appreciate the nearby South Downs. Ridgeway Close also 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; four double bedrooms, two bathrooms, open plan kitchen/dining area, additional living area and utility room. Also benefitting from an office/studio, driveway, landscaped rear garden & no onward chain.

T: 01273 921133 E:
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Accommodation

Driveway

Entrance Hall

Kitchen/Diner 21'11 x 20'1 (6.68m x 6.12m)

Living Room 16'1 x 13'4 (4.90m x 4.06m)

Utility Room

Stairs To First Floor

Bedroom Two 13'10 x 11'1 (4.22m x 3.38m)

Bedroom Three 11'1 x 10'11 (3.38m x 3.33m)

Bedroom Four 10'10 x 10'5 (3.30m x 3.18m)

Bathroom

Stairs To Second Floor

Bedroom One 19'3 x 13'3 (5.87m x 4.04m)

En-Suite

Landscaped Rear Garden

Office/Studio

AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX: C

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

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Total area: approx. 166.0 sq. metres (1786.6 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.