



Asking Price
£225,000
 Leasehold

Stanmer Park Road, Brighton

- TWO BEDROOM TOP FLOOR APARTMENT
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- PRIVATE ROOF TERRACE
- IDEAL FIRST TIME BUY
- CLOSE PROXIMITY TO FIVE WAYS

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment located in Hollingdean. Stanmer Park Road is situated close to local shops in the Dip and also Fiveways which offers a wide variety of local businesses. Local schools including Downs infants/Juniors and Hertford are within easy access and frequent bus services to Central Brighton are close by. Also in close proximity to London Road & Preston Park train station.

Accommodation offers; living / dining room, kitchen, two bedrooms and bathroom. Other benefits include; private roof terrace, no onward chain and long lease.

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

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 Luff & Co**
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Accommodation

Entrance Hall

Kitchen 8'4 x 7'11 (2.54m x 2.41m)

Lounge/Diner 13 x 11'7 (3.96m x 3.53m)

Bedroom One 12'6 x 11'4 (3.81m x 3.45m)

Bedroom Two 11'10 x 7'7 (3.61m x 2.31m)

Bathroom

Roof Terrace

AGENTS NOTES

LEASEHOLD - 110 YEARS REMAINING

SC: AS AND WHEN

GROUND RENT: £0

EPC: D

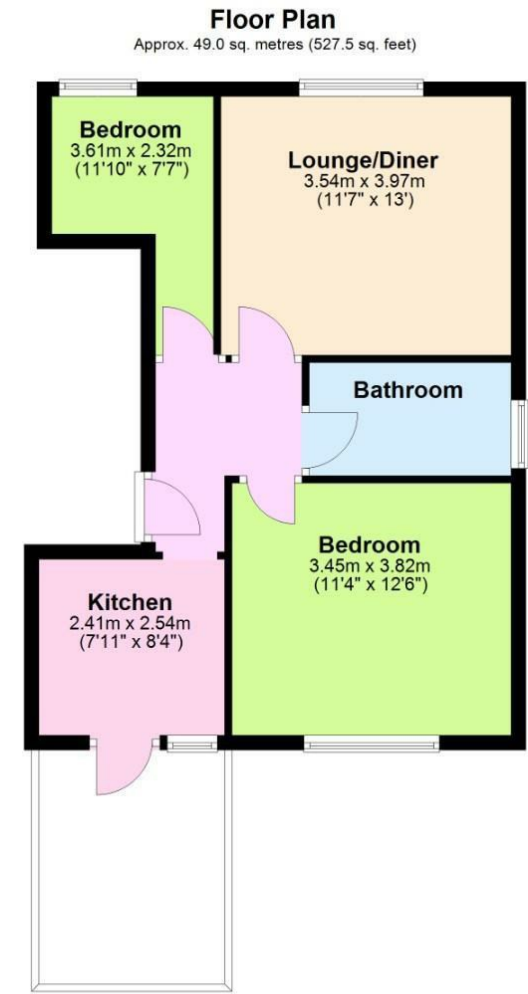
COUNCIL TAX: B



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

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Total area: approx. 49.0 sq. metres (527.5 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.