



## Gorse Close, Brighton



Guide Price  
£335,000  
Freehold

- THREE BEDROOM MID TERRACE • PRIVATE DRIVEWAY HOUSE
- SOUTH FACING ROOF TERRACE • SOUTH FACING REAR GARDEN
- QUIET RESIDENTIAL CLOSE • HIGHLY SOUGHT AFTER MILE OAK LOCATION
- POTENTIAL TO EXTEND STNPG

\*\*\* GUIDE PRICE £335,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this three bedroom terraced home located in Gorse Close, Portslade. Conveniently located within reach of the green open spaces of the South Downs, Gorse Close benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. 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; spacious living/dining area, fitted kitchen, ground floor bathroom and three bedrooms. Also benefitting from a landscaped south facing rear garden, south facing roof terrace and private driveway. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove and Peter Gladwin Primary School.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Entrance Hall

Living Room 12'6 x 11'5 (3.81m x 3.48m)

Dining Room 11'8 x 9'7 (3.56m x 2.92m)

Kitchen 11'11 x 9'7 (3.63m x 2.92m)

Bathroom

Bedroom One 13'4 x 12'5 (4.06m x 3.78m)

Bedroom Two 11'8 x 9 (3.56m x 2.74m)

Bedroom Three 8'2 x 7'5 (2.49m x 2.26m)

South Facing Roof Terrace 11'7 x 9'7 (3.53m x 2.92m)

South Facing Rear Garden

### AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX BAND: C

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

T: 01273 921133 E:

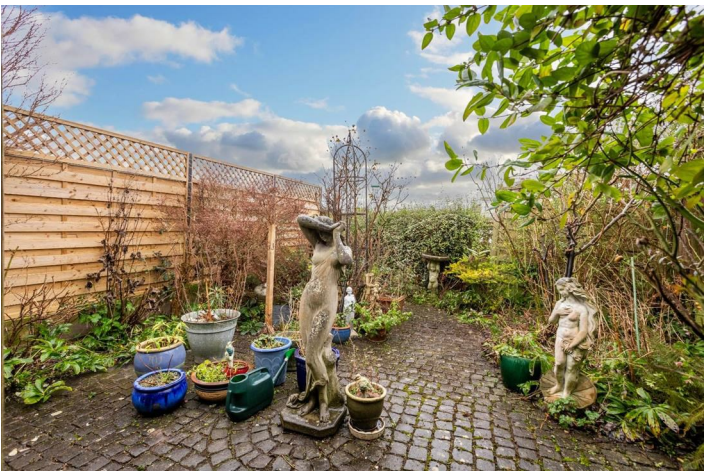
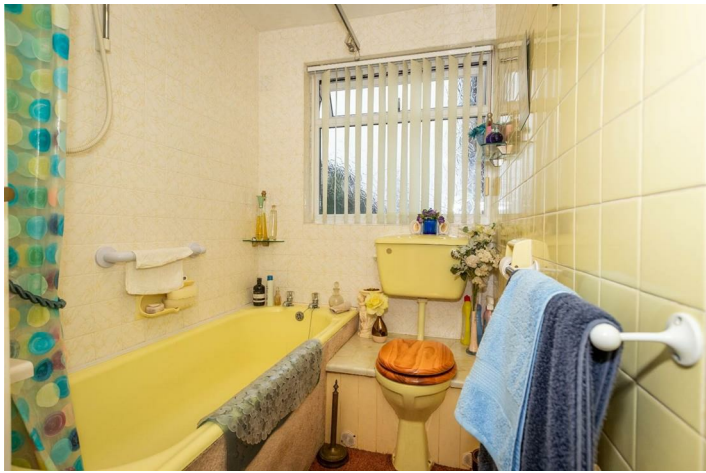
[www.robertluff.co.uk](http://www.robertluff.co.uk)





28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)







Total area: approx. 83.0 sq. metres (893.2 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.