



Asking Price
£585,000
 Freehold

Elm Road, Brighton

- A BEAUTIFULLY PRESENTED • TWO BATHROOMS
FOUR BEDROOM HOUSE
- IDEAL FAMILY HOME • LANDSCAPED REAR
GARDEN
- CLOSE PROXIMITY TO • OPEN PLAN KITCHEN/DINER
LOCAL AMENITIES

Robert Luff & Co are delighted to bring to market this four bedroom extended terraced house situated in the ever popular Elm Road. Located in this extremely popular but rarely available residential location this property benefits from being in close proximity to local shops, Portslade old village, Local schools and Fishersgate & Portslade train stations with commuter links to London. Also benefiting from local bus services and easy access to the A23/A27.

Accommodation briefly includes; Modern fitted kitchen/diner with access to rear garden, living area, Ground floor cloakroom, four bedrooms and two bathrooms. Other benefits include a landscaped rear garden, modern decor throughout and ample storage.

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

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Accommodation

Entrance Hall

Living Room 22'6 x 9'6 (6.86m x 2.90m)

Kitchen/Diner 17'5 x 15'3 (5.31m x 4.65m)

Ground Floor WC

Bedroom Two 15'3 x 10'7 (4.65m x 3.23m)

Bedroom Three 11'6 x 9'8 (3.51m x 2.95m)

Bedroom Four 16'5 x 7'11 (5.00m x 2.41m)

Bathroom

Bedroom One 17'1 x 9'9 (5.21m x 2.97m)

Bathroom

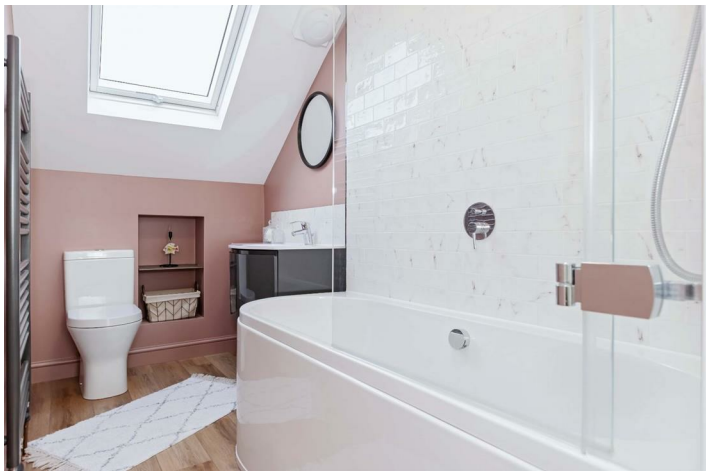
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Total area: approx. 125.3 sq. metres (1348.6 sq. feet)

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			
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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.