



## South Street, Brighton



Asking Price  
£525,000  
Freehold

- THREE DOUBLE BEDROOMS
- GARAGE, STUDIO & GARDEN ROOM
- LARGE REAR & FRONT GARDENS
- SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND STNP
- UNDERFLOOR HEATING

Robert Luff & Co are delighted to bring to market this spacious three bedroom, semi detached house located in the very heart of Portslade Village. Portslade Old Village has various local amenities on your doorstep whilst also being within easy reach of all that Brighton & Hove has to offer. There are various green spaces nearby with the closest being Portslade Village Green and Easthill Park whereas a short stroll further leads to Southwick Hill and Benfield Valley Nature Reserve. Hove seafront is also within easy reach just two miles away. Transport links are nearby with bus stops located on High Street leading into to Brighton and out across Sussex whilst Portslade station is just a mile away.

Accommodation offers; Living room, open planned kitchen / dining room, downstairs underfloor heating throughout, three double bedrooms and a family bathroom with bath and walk in shower, heated towel rail and underfloor heating. Other benefits include; garage, studio & home office/garden room with internet connections, South facing private front garden, spacious rear garden with AstroTurf and potential to extend STNP.

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

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Living Room 15' x 10'11 (4.57m x 3.33m)

Kitchen / Dining Room 19'1 x 16'4 (5.82m x 4.98m)

Stairs Leading To First Floor

Bedroom One 13'2 x 10'11 (4.01m x 3.33m)

Bedroom Two 10'11 x 8'10 (3.33m x 2.69m)

Bedroom Three 9'10 x 7'10 (3.00m x 2.39m)

Family Bathroom

Loft Room

Studio 9'6 x 7' (2.90m x 2.13m)

Garden Room

Garage

### Agents Notes

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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.