



Delfryn, Brighton



Guide Price
£550,000
Freehold

- AN OUTSTANDING UNIQUE FOUR BEDROOM FAMILY HOME
- INCREDIBLE VIEWS OVER THE SOUTH DOWNS
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- DOUBLE GARAGE
- NO ONWARD CHAIN
- QUIET RESIDENTIAL AREA
- LINK DETACHED

*** GUIDE PRICE £550,000 - £600,000 ***

Robert Luff & Co are delighted to bring to market this exceptional, unique family home nestled in the charming neighbourhood of Mile Oak. 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. Delfryn 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 bedrooms, two bathrooms, open plan kitchen/dining area, additional sitting room and storage area. Also benefiting from an office/studio, driveway, landscaped rear garden, double garage, no onward chain and outstanding views.

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

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Accommodation

Driveway

Entrance Hall

Kitchen/Dining Room 28'10 x 12'4 (8.79m x 3.76m)

Bathroom

Bedroom One 15'5 x 12'10 (4.70m x 3.91m)

En-Suite

Bedroom Two 12'4 x 9'8 (3.76m x 2.95m)

Bedroom Three 12'3 x 9'3 (3.73m x 2.82m)

Bedroom Four 9'3 x 6'3 (2.82m x 1.91m)

WC

Sitting Room 11'6 x 10'2 (3.51m x 3.10m)

Store 8'3 x 7'8 (2.51m x 2.34m)

Outbuilding 10'7 x 7'5 (3.23m x 2.26m)

Double Garage 18'4 x 13'1 (5.59m x 3.99m)

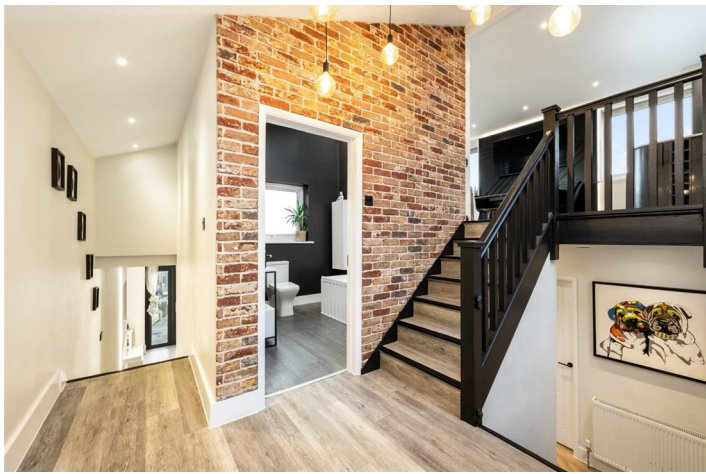
28 Blatchington Road, Hove, East Sussex, BN3 3YN

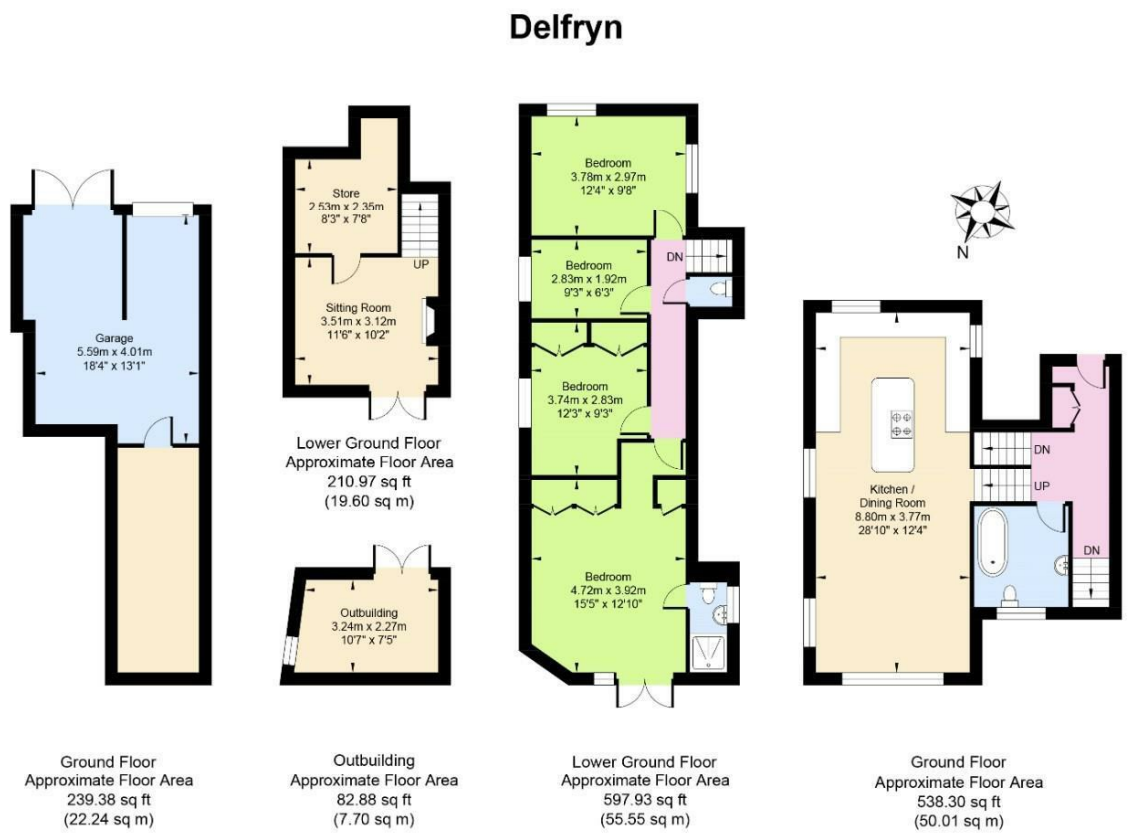
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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.