



Stanley Avenue, Brighton



Guide Price
£450,000
Freehold

- THREE BEDROOM, THREE BATHROOM
- CHALET BUNGALOW
- SPANNING OVER 1100 SQ FT
- SEPARATE UTILITY ROOM
- BI-FOLD DOORS LEADING TO STUNNING REAR GARDEN
- PRIVATE DRIVEWAY

GUIDE PRICE: 450,000 - £475,000

Robert Luff & Co are delighted to bring to market this stunning three bedroom, three bathroom Chalet Bungalow located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Mile Oak Road 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; large open planned lounge / kitchen / dining room, three bedrooms with two en-suite's and a family shower room. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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

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



Accommodation

Agents Notes

EPC Rating: D

Council Tax Band: D

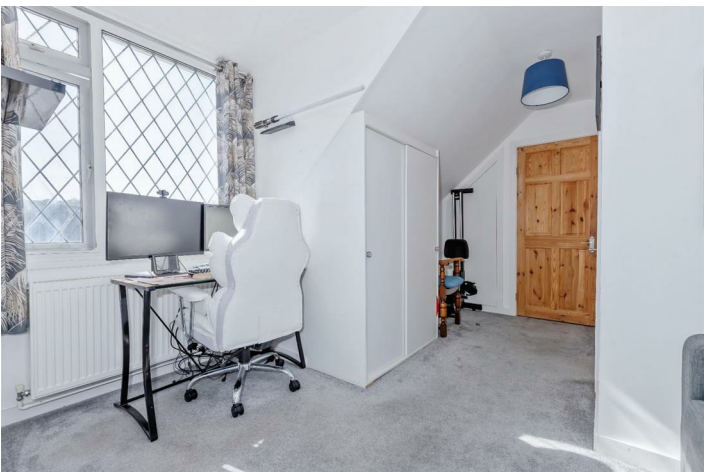
28 Blatchington Road, Hove, East Sussex, BN3 3YN

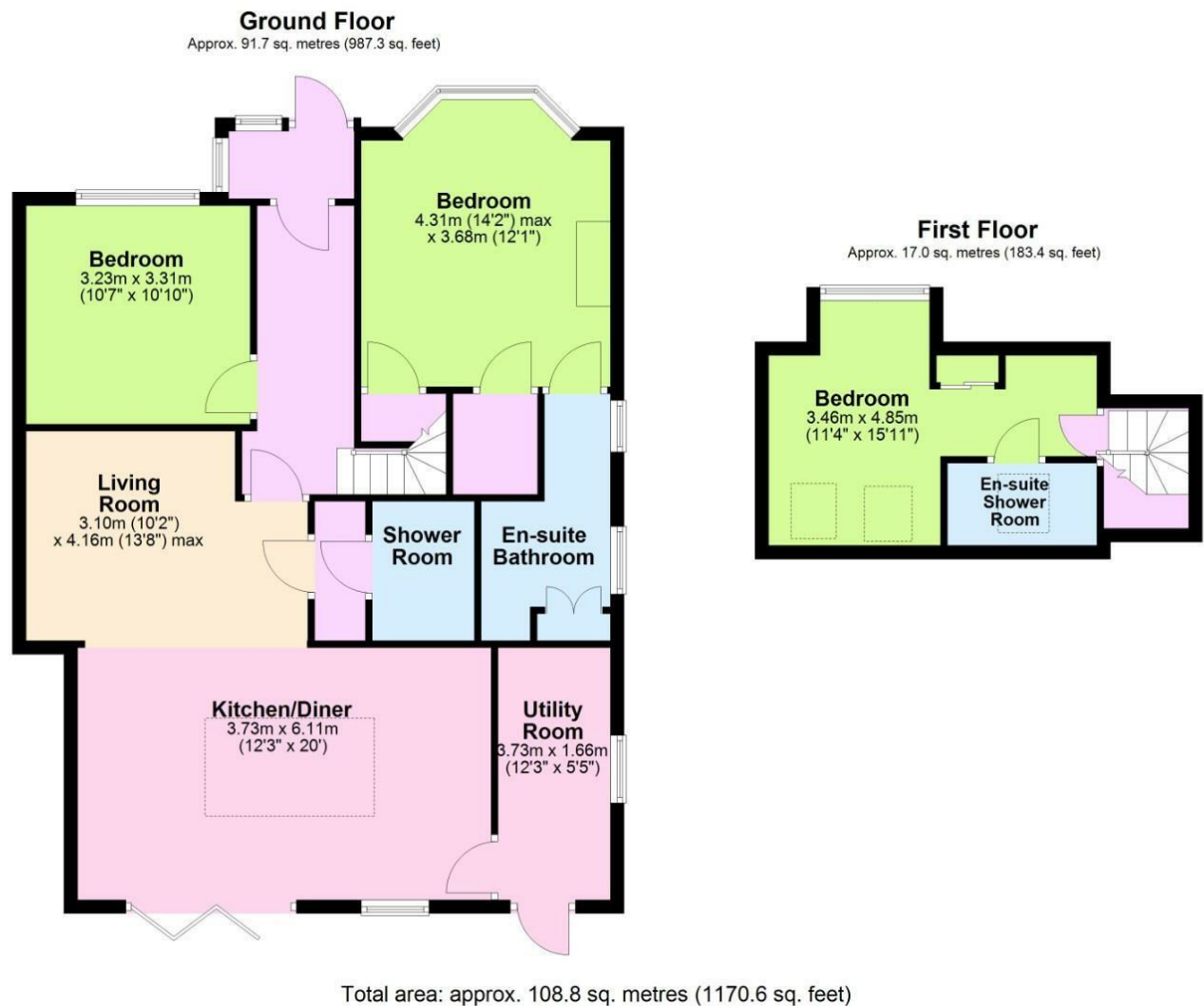
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) 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	
		65	81		

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.