



Asking Price
£450,000
 Freehold

Toronto Terrace, Brighton

- THREE DOUBLE BEDROOMS
- HEART OF HANOVER
- LARGER THAN USUAL GARDEN
- TERRACED HOUSE
- VENDOR SUITED

Robert Luff & Co are delighted to offer to market this three bedroom terraced house in the ever popular Hanover District. Toronto Terrace is a quiet residential street in the bohemian Hanover district of Brighton & Hove. The area is renowned for its vibrant community with a number of popular cafes, bars and shops in the area. In recent years the location has become sought-after by commuters keen to take advantage of the easy access to Brighton Station, as well as the close proximity to the city centre.

This family home benefits from three double bedrooms, open plan living/dining/kitchen, family bathroom, and a private, landscaped garden. Other benefits include, short onward chain, separate utility room and a ground floor WC.

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

T: 01273 921133 E:
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Accommodation

Agents Notes

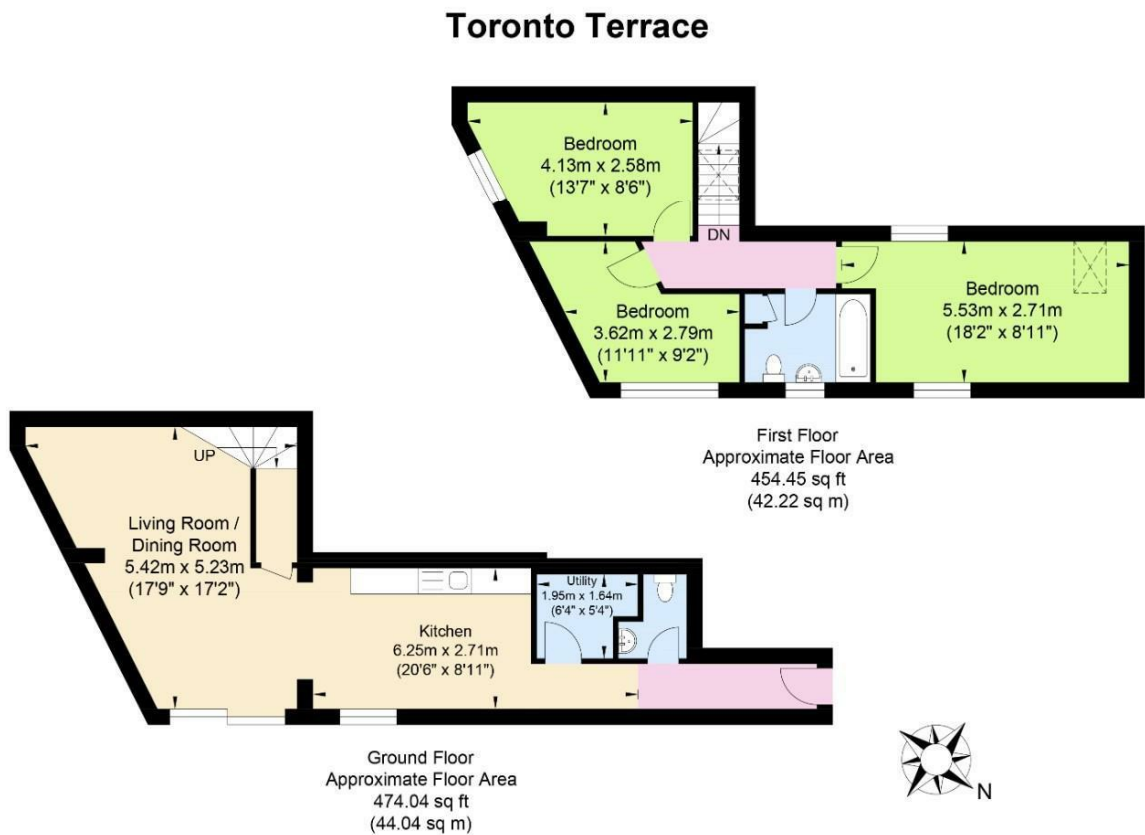
EPC Rating: E

Council Tax Band: C



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Approximate Gross Internal Area = 86.26 sq m / 928.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions |
| England & Wales | | 86 | 52 |
| EU Directive 2002/91/EC | | 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.