



Guide Price
£650,000
Freehold

Balsdean Road, Brighton

- THREE BEDROOM DETACHED HOME
- POTENTIAL TO EXTEND STAIR
- STUDIO/OFFICE & BASEMENT STORAGE
- GUIDE PRICE £650,000 - £675,000
- STUNNING VIEWS OVER WOODINGDEAN
- LARGE LANDSCAPED REAR GARDE
- OFF STREET PARKING FOR TWO CARS

Robert Luff & Co are delighted to bring to market this spectacular three bedroom, two bathroom detached family home. Balsdean Road is located in the heart of Woodingdean providing great access to A23 & A27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Esso petrol station with Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; South facing living room, dining room, separate kitchen, ground floor shower room with WC/ utility room, three double bedrooms and family bathroom. Other benefits include; driveway, stunning landscaped rear garden which includes side patio & galvanised steel terrace, spacious studio/office, basement and potential to extend STAIR.

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

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



Accommodation

Agents Notes

Council Tax Band: E

EPC Rating: E

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

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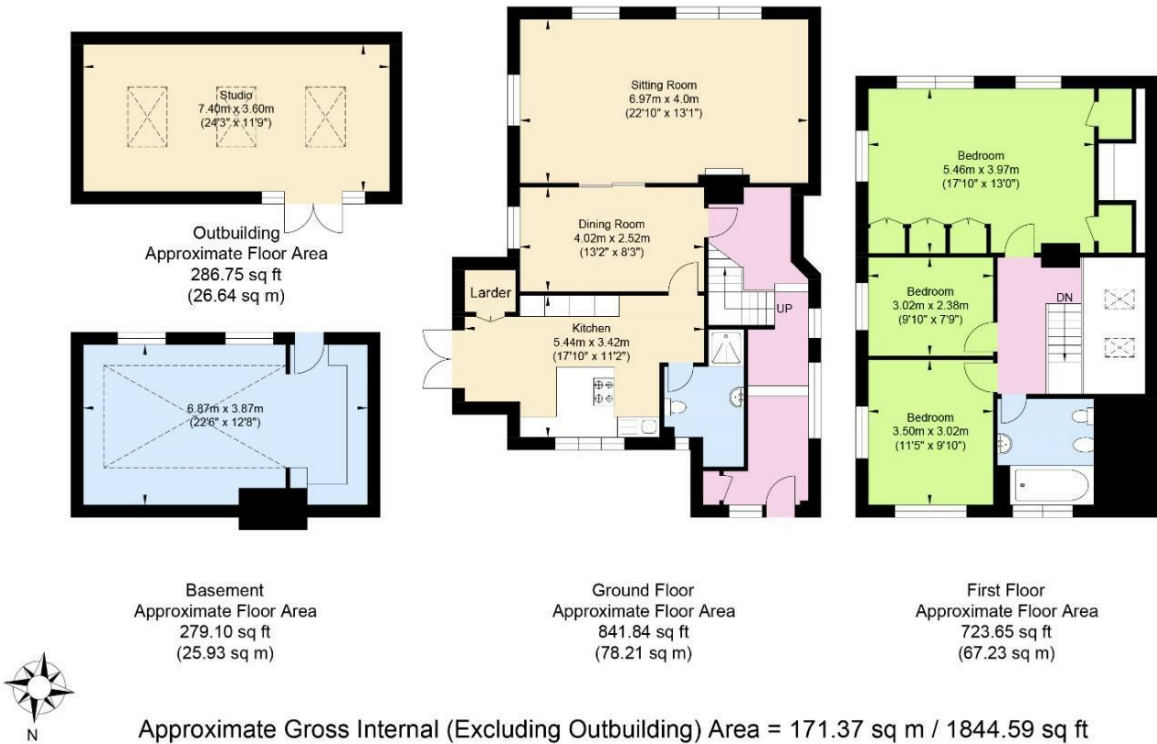
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Balsdean Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs							
(92 plus) A			72	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D			42	(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							
England & Wales		EU Directive 2002/91/EC		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.