



## Gardner Road, Brighton



Asking Price  
£300,000  
Freehold

- THREE BEDROOM TERRACED HOUSE
- DRIVEWAY
- IDEAL FISHERSGATE LOCATION
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND STNPG

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

Robert Luff & Co are delighted to bring to market this three bedroom terraced house located in Gardner Road. This property is just minutes away from Boundary Road with its huge variety of cafes, shops and bus routes. Portslade Train Station which has direct links into Brighton and London Victoria is located at the top of Boundary Road and the seafront is approximately 0.5km in distance.

Accommodation offers; separate kitchen, spacious living area, three bedrooms, family bathroom & a substantial south facing rear garden. Other benefits include; off road parking, no onward chain and potential to extend STNPG.

T: 01273 921133 E:  
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**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen 7'7 x 6'11 (2.31m x 2.11m)

Living/Dining Area 13'4 x 12'10 (4.06m x 3.91m)

Bathroom

Bedroom One 12'10 x 8'9 (3.91m x 2.67m)

Bedroom Two 11'6 x 7'11 (3.51m x 2.41m)

Bedroom Three 8'6 x 8'3 (2.59m x 2.51m)

### AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX: B

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

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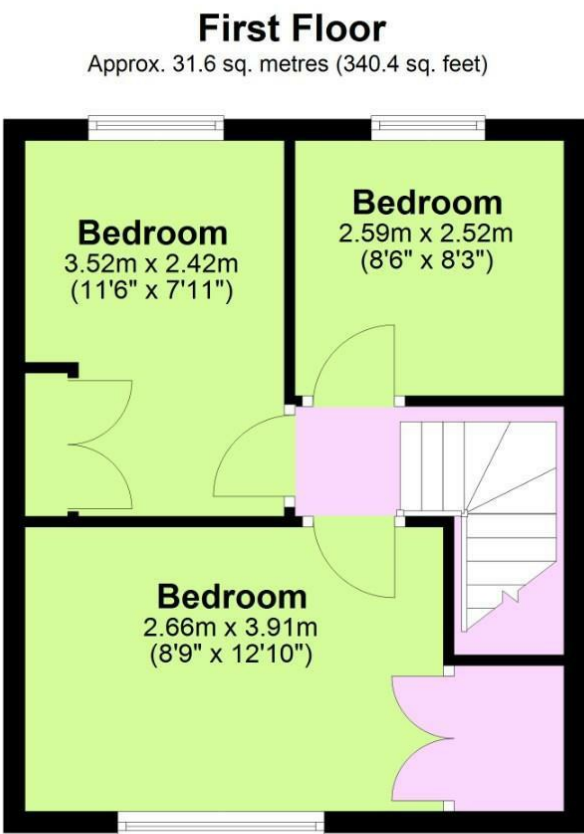
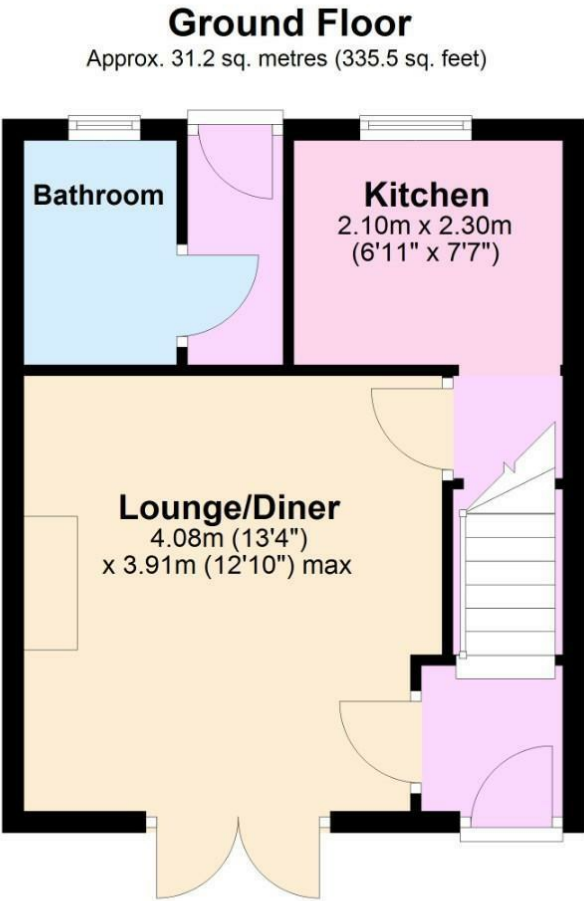
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Total area: approx. 62.8 sq. metres (675.8 sq. feet)

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 <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.