



North Lane, Brighton



Guide Price
£400,000
Freehold

- A WELL PRESENTED THREE BEDROOM TERRACED HOUSE
- DRIVEWAY
- FANTASTIC VIEWS
- BEAUTIFUL LANDSCAPED REAR GARDEN
- SINGLE GARAGE
- HIGHLY SOUGHT AFTER MILE OAK LOCATION

*** GUIDE PRICE £400,000 - £425,000 ***

Robert Luff & Co are delighted to bring to market this spacious three bedroom, terraced house in North Lane. Conveniently located within reach of the green open spaces of the South Downs, Southdown Road benefits from easy access to the A27 making this home ideally situated for young families and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides easy access to London via Portslade mainline station.

Accommodation offers; Open planned kitchen/living/dining area, three bedrooms and bathroom. Other benefits include; a landscaped rear garden, off street parking, garage and fantastic views.

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

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Accommodation

Entrance Hall

Living Room 12 x 11'2 (3.66m x 3.40m)

Dining Room 11'2 x 9'2 (3.40m x 2.79m)

Kitchen 11'10 x 8'11 (3.61m x 2.72m)

Bathroom

Bedroom One 13'5 x 12'5 (4.09m x 3.78m)

Bedroom Two 11'9 x 8'4 (3.58m x 2.54m)

Bedroom Three 8'3 x 7'7 (2.51m x 2.31m)

AGENTS NOTES

FREEHOLD

EPC:D

COUNCIL TAX BAND: C

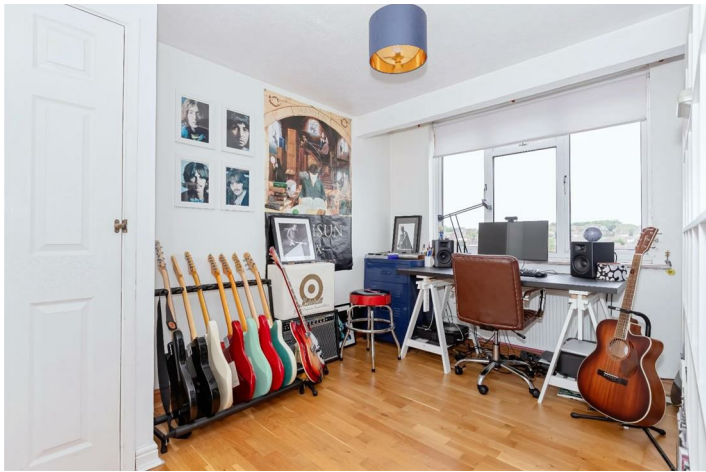
28 Blatchington Road, Hove, East Sussex, BN3 3YN

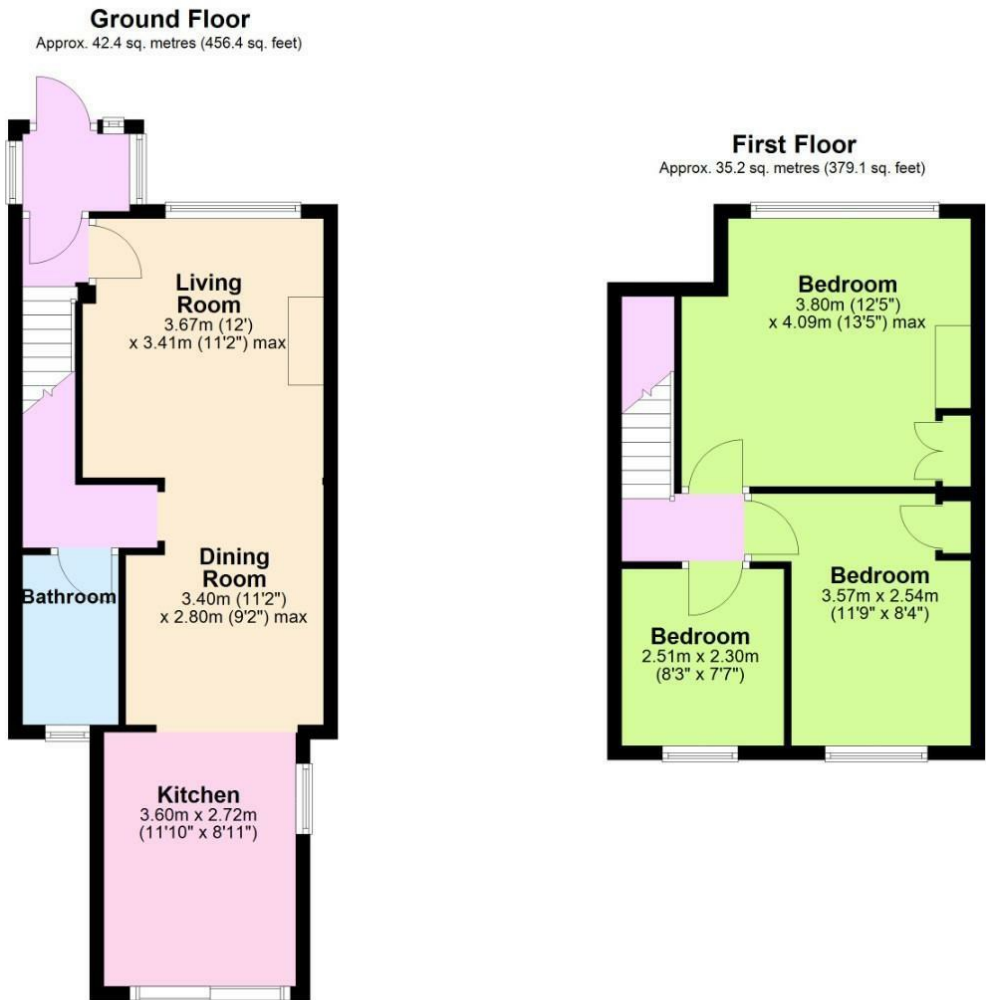
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Total area: approx. 77.6 sq. metres (835.5 sq. feet)

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 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.