



Offers In Excess Of
£325,000
Freehold

Drove Crescent, Brighton

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- WELL PRESENTED THROUGHOUT
- FRONT GARDEN
- HIGHLY SOUGHT AFTER MILE OAK LOCATION

Robert Luff & Co are delighted to bring to market this two bedroom semi detached home located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Drove Crescent benefits from easy access the new 1X bus route and 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; Living/dining room, separate kitchen, utility room, two double bedrooms and a modern fitted family bathroom. Also benefitting from potential for off road parking, fantastic views towards the downs and a landscaped rear garden. Local schools include Mile Oak Primary School, St Nicolas Primary School, Portslade Aldridge Community Academy, Peter Gladwin Primary School and Downs Park School.

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

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



Accommodation

Agents Notes

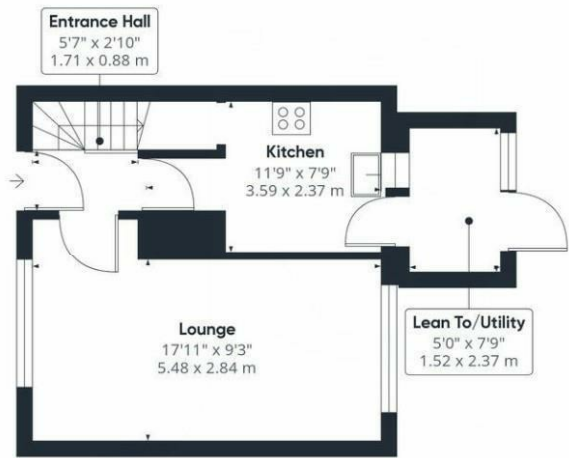
EPC Rating: C

Council Tax Band: B



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		86	(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					
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.