



Guide Price
£400,000
Freehold

Kenilworth Close, Brighton

- FIVE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY
- ACCOMODATION SPANNING OVER 1300 SQFT
- DIRECT GATED ACCESS TO THE SOUTH DOWNS
- STUNNING VIEWS

GUIDE PRICE: £400,000 - £425,000

Robert Luff & Co are delighted to bring to market this spacious, five bedroom semi detached house, situated on the doorstep of the South Downs. Kenilworth Close is a quiet cul de sac located in Bevendean, close to all local amenities, near transport links into Brighton's town centre and also the A 23/ 27. Accommodation offers; South facing living room, separate dining room, kitchen, utility room, three bedrooms and a family bathroom on the first floor and two further bedrooms on the second floor. Other benefits include; gated access directly on to the South Downs, stunning views across Brighton and the South Downs, off street parking and double glazing throughout.

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

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Accommodation

Agents Notes

Council Tax Band: D

EPC Rating: TBC

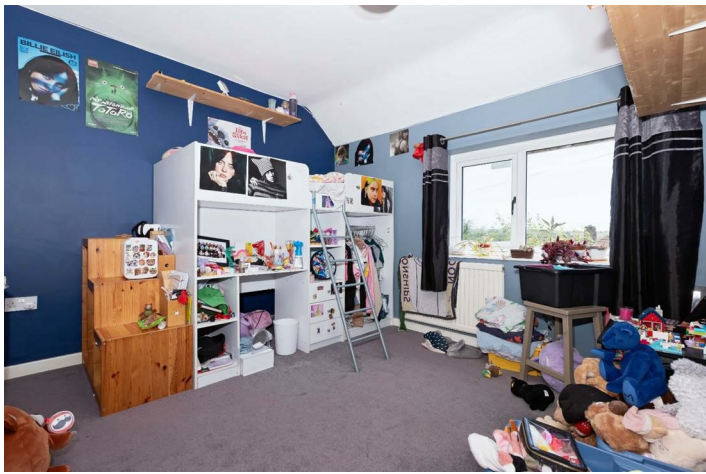
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Total area: approx. 123.0 sq. metres (1324.1 sq. feet)

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.