



## Warren Way, Brighton



Asking Price  
£650,000  
Freehold

- AN OUTSTANDING FIVE BEDROOM
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- BEAUTIFULLY PRESENTED, LANDSCAPED REAR GARDEN
- RECENTLY REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT
- NO ONWARD CHAIN
- THREE LUXURY BATHROOMS
- UTILITY ROOM & ADDITIONAL WC

Robert Luff & Co are delighted to bring to market this spectacular five bedroom, three bathroom semi detached family home. Warren Way 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 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; Kitchen/breakfast room, living/dining room, utility room, ground floor WC, five bedrooms & three bathrooms. Other benefits include; driveway with parking for several cars, landscaped rear garden & no onward chain.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
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## Accommodation

Driveway

Entrance Hall

Kitchen 20'4 x 9'5 (6.20m x 2.87m)

Breakfast Room 11'2 x 8'4 (3.40m x 2.54m)

Living Room 12'2 x 12'11 (3.71m x 3.94m)

Dining Room 12 x 11'9 (3.66m x 3.58m)

Utility Room 9'10 x 8'6 (3.00m x 2.59m)

WC

Stairs To First Floor

Bedroom One 12 x 11'9 (3.66m x 3.58m)

En-Suite

Bedroom Two 13'3 x 9'4 (4.04m x 2.84m)

En-Suite

Bedroom Three 13 x 11'9 (3.96m x 3.58m)

Bedroom Four 11 x 10'4 (3.35m x 3.15m)

Bedroom Five 7'4 x 7'4 (2.24m x 2.24m)

Bathroom

Landscaped Rear Garden

### AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: E

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

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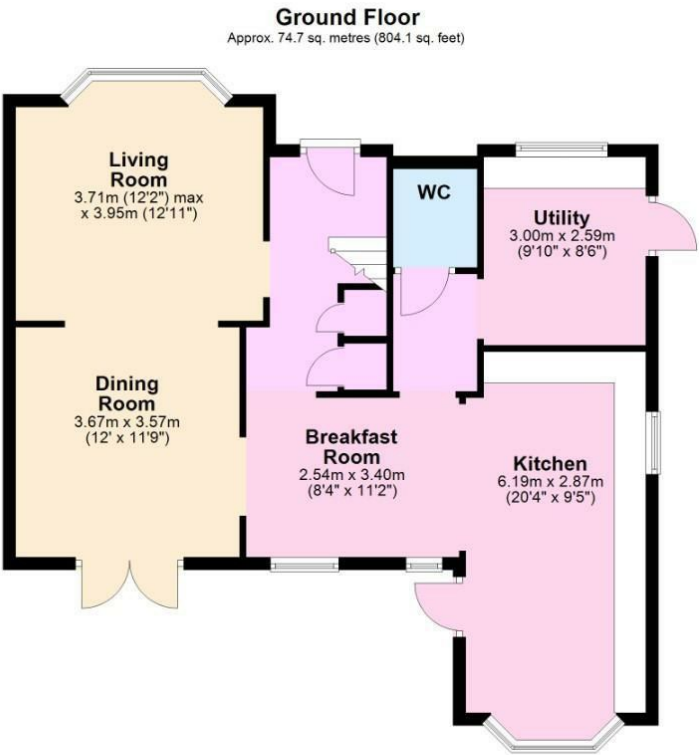




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Floorplan



Total area: approx. 151.4 sq. metres (1629.5 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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.