



Dean Street, Brighton



Guide Price
£425,000
 Share of Freehold

- A WELL PRESENTED THREE BEDROOM MAISONETTE
- SHARE OF FREEHOLD
- PRIVATE WEST FACING ROOF TERRACE WITH SEA VIEWS
- PERFECT FIRST TIME BUY
- MODERN FITTED KITCHEN & BATHROOM
- IDEAL CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO LOCAL AMENITIES ON WESTERN ROAD

*** GUIDE PRICE £425,000 - £450,000 ***

Robert Luff & Co are delighted to bring to market this rarely available three double bedroom maisonette with its own private roof terrace. Dean Street is located in the heart of Brighton with Western Road at the bottom of the road which contains many of the area's shops, restaurants and bars, and Brighton Seafront with its promenades and beaches. Also within walking distance is Seven Dials, St Ann's Well Gardens, North Laines, Churchill Square Shopping Centre and Brighton station is only 10 minutes walk away.

Accommodation offers; Separate modern fitted kitchen, living/dining area, two bathrooms, three double bedrooms and a West facing roof terrace. Other benefits include; a share of freehold, self managed block and sea views from the terrace.

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

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Living/Dining Room 11'5 x 11'2 (3.48m x 3.40m)

Kitchen 14'2 x 5'3 (4.32m x 1.60m)

Bathroom

Bedroom Three 11'8 x 11'7 (3.56m x 3.53m)

Stairs to First Floor

Bedroom One 12 x 11 (3.66m x 3.35m)

West Facing Roof Terrace

Bedroom Two 12 x 9'7 (3.66m x 2.92m)

En-Suite

Agents Notes

Share of Freehold

Service Charge: As & When

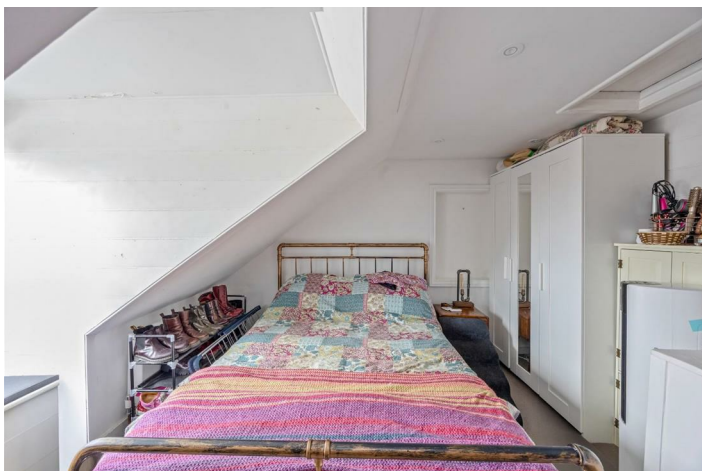
EPC: D

Council Tax: C

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

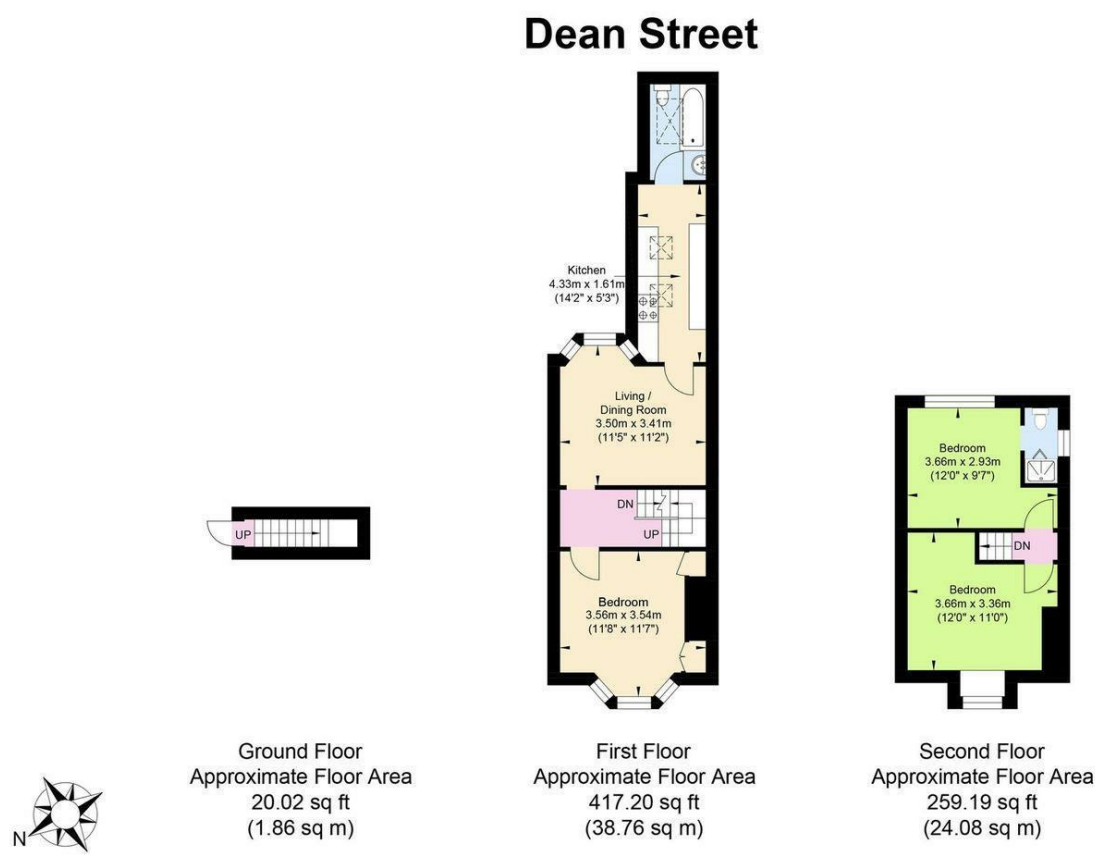
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Approximate Gross Internal Area = 64.7 sq m / 696.41 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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