



## Southdown Road, Brighton

Guide Price  
£350,000  
Freehold

- A WELL PRESENTED TWO BEDROOM BUNGALOW
- BEAUTIFUL MODERN FITTED SHOWER ROOM
- LANDSCAPED REAR GARDEN
- POTENTIAL TO EXTEND STNCP
- NO ONWARD CHAIN
- HIGHLY SOUGH AFTER LOCATION
- IDEAL FIRST TIME BUY

\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom, semi detached bungalow. 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: Extended living area, dining room, separate kitchen, two double bedrooms, modern fitted shower room and a separate WC. Other benefits include; a landscaped rear garden and no onward chain.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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Luff  
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## Accommodation

Entrance Hall

Living Room 23'6 x 10'11 (7.16m x 3.33m)

Dining Room 12'1 x 7'10 (3.68m x 2.39m)

Kitchen 10 x 7'10 (3.05m x 2.39m)

Bedroom One 11'10 x 10'11 (3.61m x 3.33m)

Bedroom Two 10'6 x 10 (3.20m x 3.05m)

Shower Room

WC

### AGENTS NOTES

FREEHOLD

EPC:E

COUNCIL TAX BAND: C



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# Floorplan



Total area: approx. 72.0 sq. metres (774.8 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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			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.