



## Hillside, Brighton



Asking Price  
**£500,000**  
 Freehold

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- EXCEPTIONAL REAR GARDEN
- HIGHLY SOUGHT AFTER PORTSLADE LOCATION
- POTENTIAL TO EXTEND STNPG
- GARAGE

Robert Luff & Co are delighted to bring to market this spacious 3 bedroom, semi detached bungalow located in the highly sought after Hillside. Sought after schools, handy local shops, and bus routes direct to Brighton city centre are all found close by while Portslade mainline station is less than a mile away.

The accommodation comprises: Entrance hall, living room, modern fitted kitchen, conservatory, three bedrooms and a family bathroom

Externally the property boasts its own driveway to the front, which provides off street parking for multiple vehicles and an exceptional private rear garden. This home also benefits with a spacious loft, with potential to extend STNPG and a single garage.

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

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





## Accommodation

Driveway 31 x 19 (9.45m x 5.79m)  
The Driveway to the garage is 73ft long.

Entrance Hall

Kitchen 13'3 x 8'9 (4.04m x 2.67m)

Lounge/Diner 17'2 x 12 (5.23m x 3.66m)

Conservatory 12 x 8 (3.66m x 2.44m)

Bedroom One 14 x 12 (4.27m x 3.66m)

Bedroom Two 10 x 9'4 (3.05m x 2.84m)

Bedroom Three 9'4 x 8'1 (2.84m x 2.46m)

Bathroom

Garage 17'3 x 8'2 (5.26m x 2.49m)

## AGENTS NOTES

FREEHOLD

EPC: D

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

T: 01273 921133 E:

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







Total area: approx. 102.4 sq. metres (1102.4 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.