



Borough Street, Brighton



Asking Price
£675,000
Freehold

- A DELIGHTFUL TWO DOUBLE BEDROOM TERRACED HOUSE
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- HIGHLY SOUGHT AFTER CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO BRIGHTON STATION
- NO ONWARD CHAIN
- EAST FACING REAR GARDEN
- SECONDS FROM WESTERN ROAD WITH ITS ARRAY OF AMENITIES
- ADDITIONAL LOFT ROOM

Robert Luff & Co are delighted to bring to market this beautifully presented two double bedroom terraced house ideally situated in Borough Street. Located in the heart of Brighton with Western Road at the bottom of the road with its array of 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; An outstanding modern fitted kitchen, through living/dining area, a spacious family bathroom, separate WC, two double bedrooms, loft room and a East facing rear garden. Other benefits include no onward chain & recently modernised to a high standard throughout.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 13'11 x 7'5 (4.24m x 2.26m)

Lounge/Diner 26'1 x 11'3 (7.95m x 3.43m)

Ground Floor WC

Bedroom One 14'10 x 14'1 (4.52m x 4.29m)

Bedroom Two 11'6 x 9'6 (3.51m x 2.90m)

Bathroom

WC

East Facing Rear Garden

Agents Notes

Freehold

EPC: D

Council Tax: E

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Total area: approx. 109.3 sq. metres (1176.4 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		
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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.