



Foredown Road, Brighton

Asking Price
£350,000
 Freehold

- THREE DOUBLE BEDROOMS
- TERRACED HOUSE
- MODERN FITTED KITCHEN
- IDEAL FAMILY HOME
- FRONT & REAR GARDENS

Robert Luff & Co are delighted to bring to market this spacious three bedroom, terraced house situated in the quiet residential area of North Portslade. Conveniently located within reach of the green open spaces of the South Downs, benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities. Accommodation offers; large living room, modern fitted kitchen/diner, ground floor WC, three double bedrooms and a family bathroom.

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

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



Accommodation

Entrance Hall

Living Room 14'10 x 11'4 (4.52m x 3.45m)

Kitchen/Diner 14'9 x 11'7 (4.50m x 3.53m)

Downstairs WC

Stairs Leading To First Floor

Bedroom One 12'11 x 12 (3.94m x 3.66m)

Bedroom Two 13'2 x 11'7 (4.01m x 3.53m)

Bedroom Three 10'1 x 9'10 (3.07m x 3.00m)

Bathroom

Agents Notes

EPC Rating: TBC

Council Tax Band: C

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

T: 01273 921133 E:

www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk





Total area: approx. 92.3 sq. metres (993.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 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.