



Melrose Avenue, Brighton

Asking Price
£475,000
 Freehold

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE & DRIVEWAY
- IDEAL FAMILY HOME
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND STNP

Robert Luff & Co are delighted to bring to market this spacious three bedroom, semi detached house. Melrose Avenue is located in Portslade and benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes as well as Portslade train Station. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; Living room, open planned kitchen / diner, ground floor WC, conservatory, three bedrooms and a family bathroom. Other benefits include; garage & driveway, no onward chain and potential to extend STNP.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Living Room 15'1 x 11'5 (4.60m x 3.48m)

Kitchen / Diner 19'4 x 11'4 (5.89m x 3.45m)

Conservatory 12'2 x 6'11 (3.71m x 2.11m)

Ground Floor WC

Stairs Leading To First Floor

Bedroom One 15'1 x 10'7 (4.60m x 3.23m)

Bedroom Two 11'9 x 10'7 (3.58m x 3.23m)

Bedroom Three 8'5 x 7'4 (2.57m x 2.24m)

Garage 16'3 x 8'7 (4.95m x 2.62m)

Agents Notes

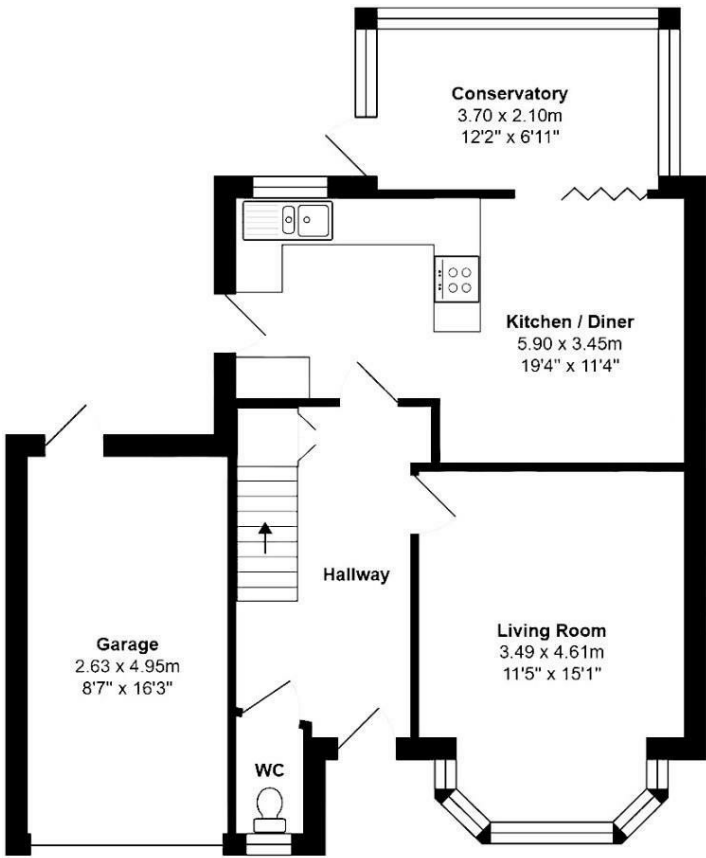
Council Tax Band: C

EPC Rating: C

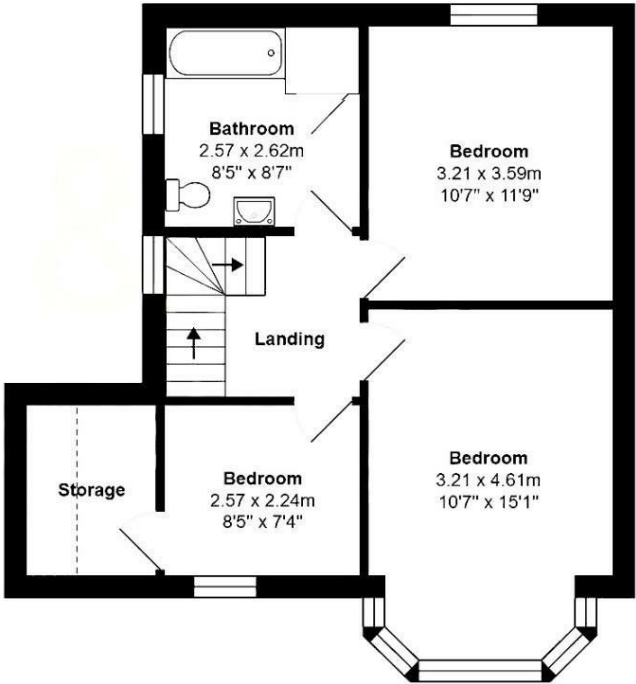


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Ground Floor



First Floor

Total Area: 116.4 m² ... 1253 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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.