

Asking Price £625,000 Freehold

- St. Andrews Road, Brighton
- FIVE BEDROOM
  TERRACED HOUSE
- PERIOD BUILDING
- CLOSE TO MAINLINE STATION, PARKS & LOCAL SHOPS
- PRIVATE REAR GARDEN

Robert Luff & Co are delighted to bring to market this five bedroom mid terrace family home situated in the ever popular St Andrews Road. Located in this extremely popular but rarely available residential location close to Local schools, shopping parades, railway and bus services and easy access to the R23/R27.

Accommodation briefly includes; Kitchen/diner, separate living area, Ground floor WC, five bedrooms and family bathroom. Other benefits include a landscaped rear garden and period features throughout.



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



# Accommodation

### Entrance Hall

## Living Room 14 x 13'2 (4.27m x 4.01m)

Double glazed bay window to front. Three radiators. Coving. Picture rail. Feature fireplace.

Bedroom Five 12'3 x 10'7 (3.73m x 3.23m) Double doors to rear garden. Coving. Picture rail. Radiator.

#### Kitchen 12'4 x 10'9 (3.76m x 3.28m)

Fitted kitchen with wall & base units. Worktop incorporating stainless steel sink/drainer unit. Oven & extractor fan. Space for washing machine & dishwasher. Double glazed window to side.

#### Dining Area 13'1 x 10'9 (3.99m x 3.28m)

Sliding doors to rear garden. Radiator.

#### ШC

WC. Wash hand basin. Double glazed window to side.

Stairs to first floor

## Bedroom Three 10'9 x 8'9 (3.28m x 2.67m)

Double glazed bay window to rear. Three radiators. Built in wardrobe.

Bedroom Four 10'2 x 7'2 (3.10m x 2.18m) Double glazed window to side. Radiator.

#### Bathroom

Bath. Shower cubicle. WC. Wash hand basin. Heated towel rail. Two double glazed windows to side.

Bedroom Two 13'7 x 10'7 (4.14m x 3.23m) Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom One 16'8 x 14 (5.08m x 4.27m) Bay sash window to front and single sash to front. Coving. Built in wardrobe.

## AGENT NOTES

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

Freehold EPC: D Council Tax: D













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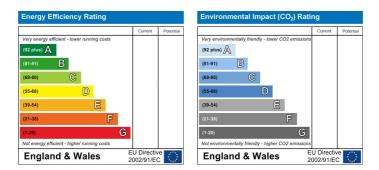




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Total area: approx. 145.6 sq. metres (1566.7 sq. feet)



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