



Buller Road, Brighton



Asking Price
£425,000
Freehold

- A BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED RESIDENCE
- UNDERFLOOR HEATING
- PRIVATE PAVED COURTYARD
- CLOSE TO LOCAL AMENITIES
- REMAINDER OF A 10 YEAR NHBC
- SOLID WOOD FLOORING THROUGHOUT
- SKY LIGHTS
- IDEAL BRIGHTON LOCATION
- INTEGRATED APPLIANCES
- NO ONWARD CHAIN

Robert Luff and Co are delighted to offer to the market this rarely available, private secluded detached residence. Situated in Brighton, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, utility cupboard, open plan kitchen/living area, two double bedrooms and modern fitted bathroom. Other benefits include patio rear garden, ample storage & a remainder of a 10 year NHBC.

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Accommodation

Entrance Hall

Sky Light. Solid wood floor.

Utility Cupboard

Housing boiler. Vent Axia unit. Plumbing for washing machine.

Open Plan Kitchen/Lounge 18'4" x 14'11" (5.59m x 4.55m)

Lounge Area

Sky light. Wood floor. Sliding doors to garden.

Kitchen Area

A range of matching wall and base units. Granite worktop incorporating a stainless steel sink unit with mixer tap. Built in oven. Induction hob. Extractor fan. Fridge/freezer. Dish washer. Inset spotlights.

Bedroom One 11'07 x 10'09 (3.53m x 3.28m)

Double-glazed window to side

Bedroom Two 11'06 x 8'10 (3.51m x 2.69m)

Double-glazed window to side.

Bathroom

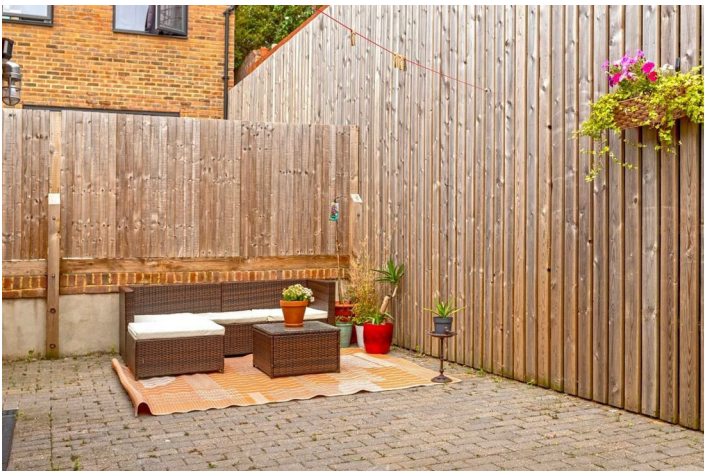
Enclosed bath with mixer taps and shower overhead. Wash hand basin set into vanity unit. Low level flush WC. Heated towel rail. Extractor fan. Sky light. Tiled floor and walls.

Rear Garden

Secluded rear paved patio area.



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Floor Plan

Approx. 67.8 sq. metres (729.5 sq. feet)



Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(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			
(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.