



Asking Price
£300,000
 Share of Freehold

Vere Road, Brighton

- ONE BEDROOM FLAT
- SHARE OF FREEHOLD
- PRIVATE REAR GARDEN
- RAISED GROUND FLOOR
- CLOSE PROXIMITY TO PRESTON PARK
- WALKING DISTANCE TO LONDON ROAD STATION

GUIDE PRICE: £300,000 - £325,000

Robert Luff & Co are delighted to bring to market this spacious one bedroom, raised ground floor flat with its own private garden, situated in the highly sought after Preston Circus area of Brighton. Vere Road is within walking distance to Preston Park, The Duke of York's Picturehouse which is Brighton's much-loved independent cinema. The property is also ideally located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria. Even closer is London Road station with services to Lewes and beyond. Several bus routes run close by including the 5, 5A and 5B which will take you straight into Brighton City Centre.

Accommodation offers; West facing living room, separate kitchen, large bedroom and a bathroom. Other benefits include; a share of freehold and period features throughout.

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

T: 01273 921133 E:
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Accommodation

Entrance Hall

Living Room 14'1 x 12'5 (4.29m x 3.78m)

Kitchen 10'10 x 8'8 (3.30m x 2.64m)

Bedroom 12' x 10'5 (3.66m x 3.18m)

Bathroom

Agents Notes

Tenure: Share Of Freehold

Service Charge: As & When

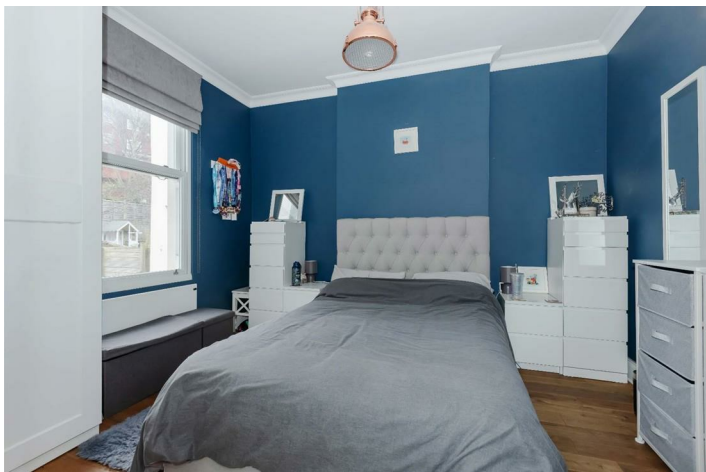
EPC Rating: E with the potential of a B rating

Council Tax Band: A

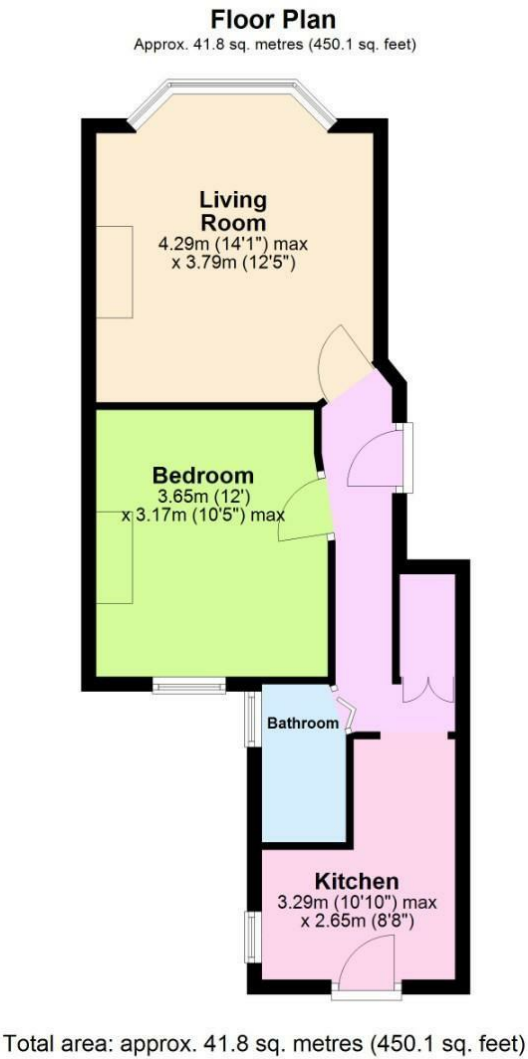
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.