



## Mill Rise, Brighton

Guide Price  
£285,000  
Leasehold

- A BEAUTIFULLY PRESENTED GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT
- HIGHLY SOUGHT AFTER WESTDENE LOCATION
- NO ONWARD CHAIN
- SINGLE GARAGE
- MODERN DECOR THROUGHOUT
- IDEAL FIRST TIME BUY

\*\*\* GUIDE PRICE £285,000 - £300,000 \*\*\*

Robert Luff & Co are delighted to offer to market this beautifully presented two bedroom apartment situated in the sought-after Westdene location, just a short stroll from captivating National Trust country walks and conveniently located near local shops and Westdene Primary School. The city centre shopping districts and beach are also within easy reach as well as Preston Park Station making it ideal for the London commute. Also within close proximity A23/A27 which has direct and fast access to the universities, airports and London.

The accommodation within the property is arranged over one floor and briefly comprises two double bedrooms, modern fitted bathroom, modern fitted kitchen and spacious living area. Also benefiting from a single garage.

T: 01273 921133 E:  
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## Accommodation

Entrance Hall

Kitchen 9'10 x 8'6 (3.00m x 2.59m)

Lounge/Dining Room 16'5 x 11'10 (5.00m x 3.61m)

Bedroom One 11'10 x 10'2 (3.61m x 3.10m)

Bedroom Two 12'6 x 8'6 (3.81m x 2.59m)

Bathroom

Garage

AGENTS NOTES

EPC: C

COUNCIL TAX BAND: B



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## Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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