



## Gordon Road, Brighton



Asking Price  
**£275,000**  
Leasehold

- ONE BEDROOM FLAT
- SOUTH FACING GARDEN
- OWN STREET ENTRANCE
- NO ONWARD CHAIN
- NEW LEASE ON COMPLETION
- POPULAR PRESTON PARK LOCATION

Robert Luff & Co are delighted to bring to market this one bedroom garden flat located in this highly sought after residential location. Gordon Road offers easy access to both Brighton and Preston Park mainline stations, making it simple to commute to London and Gatwick. The property is also within walking distance to the beautiful Preston park, with over 65 acre of greens, tennis courts and cycling track.

Accommodation offers; lounge/diner, separate kitchen, bedroom and bathroom. Other benefits include; private South facing garden, potential to extend STNP, own street entrance, new lease on completion and no onward chain.

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Luff & Co**  
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## Accommodation

Own Street Entrance

Lounge/Diner 10'9" x 9'1" (3.30 x 2.78)

Kitchen 8'5" x 7'11" (2.57 x 2.42)

Bedroom 12'1" x 11'6" (3.69 x 3.52)

Bathroom

South Facing Rear Garden

### Agents Notes

Tenure: Leasehold New Lease On completion

Service Charge: £1528.64 Per Annum

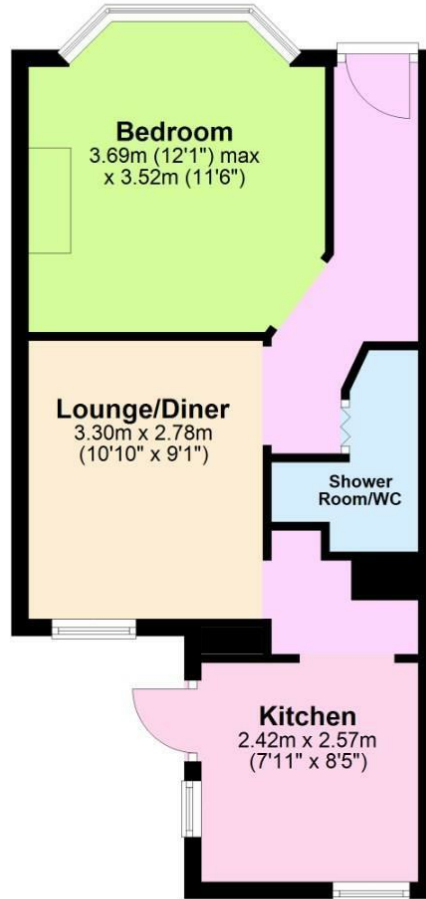
EPC Rating: C

Council Tax Band: A



### Floor Plan

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 38.2 sq. metres (411.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		71	78
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.