



Guide Price  
£500,000  
Freehold

## Old Shoreham Road, Brighton

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- SINGLE GARAGE
- LANDSCAPED REAR GARDEN
- TRIPLE GLAZED THROUGHOUT

\*\*\* GUIDE PRICE £500,000 - £525,000 \*\*\*

Robert Luff & Co are delighted to bring to market this beautifully presented three bedroom semi-detached family home located in Old Shoreham Road. Situated in this extremely popular residential location close to Boundary Road, Local schools, shopping parades, railway and bus services and access to the A23/A27 are all close by. Shopping centres at both Hove and Portslade are also within easy reach.

Accommodation briefly comprises; Lounge/Dining area, separate modern fitted kitchen, utility room, downstairs cloakroom, three bedrooms, family bathroom and separate WC. Other benefits include; single garage, substantial, landscaped rear garden, triple glazing throughout, off road parking for two cars and potential to extend STNP.

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

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Entrance Hall

Kitchen 12'6 x 8'8 (3.81m x 2.64m)

Living Room 16'5 x 12'9 (5.00m x 3.89m)

Dining Room 15'5 x 12'9 (4.70m x 3.89m)

Utility Room

Ground Floor WC

Bedroom One 15'4 x 12'9 (4.67m x 3.89m)

Bedroom Two 13'6 x 12'3 (4.11m x 3.73m)

Bedroom Three 9'7 x 9'6 (2.92m x 2.90m)

Bathroom

WC

Garage 14'10 x 8'4 (4.52m x 2.54m)

### AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX BAND: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

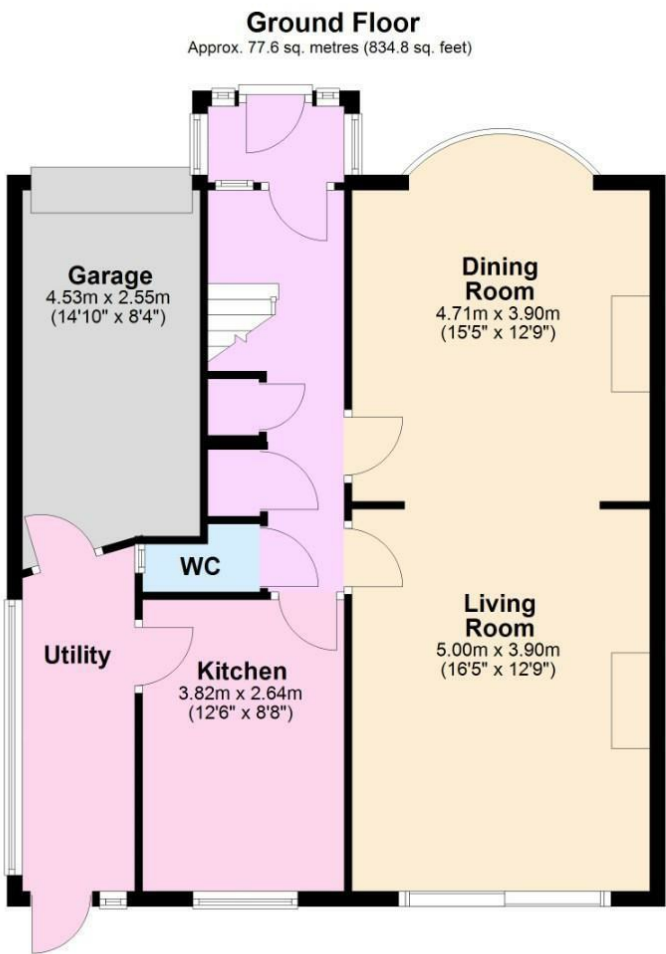
[www.robertluff.co.uk](http://www.robertluff.co.uk)













Total area: approx. 129.3 sq. metres (1392.0 sq. feet)

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