Robert Luff & Co

Oakapple Road, Brighton

Freehold - Offers In Excess Of £465,000



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Description

Robert Luff & Co are delighted to market this spacious and beautifully presented family home, conveniently located close to well regarded schools including "Outstanding" Shoreham Academy. The Holmbush shopping centre is within a 500 metre radius and Southwick Square offers a fine array of local shops, Little Waitrose and bakeries. The generous accommodation comprises: Entrance hall, through lounge/dining room, modern fitted kitchen, conservatory with solid roof, first floor landing, three bedrooms, bathroom and a useful loft space, which has been partially converted with Velux windows & storage (accessed via a solid ladder). Outside, there is a sunny, South-Westerly aspect rear garden with a garden office/outbuilding and ample parking to the front with an EV point. VIEWING ESSENTIAL!!







Key Features

- Spacious Terrace House
- Three Bedrooms
- Useful Loft With Velux Windows
- Through Lounge/Diner
- Modern Fitted Kitchen
- Conservatory With Solid Roof
- South-Westerly Aspect Rear Garden With Outbuilding
- Ample Parking With EV Point
- EPC: C
- Council Tax Band: C

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Entrance Porch
Double glazed windows & front door, inner door to

Entrance Hall
Coving, feature upright radiator, hardwood floor, wall mounted "Hive" thermostat.

Lounge/Dining Room
6.60m x 3.58m max narrowing to 2.67m (21'8" x 11'9" max narrowing to 8'9")
Double glazed window with shutter blinds to front, coving, double glazed patio doors to rear, two upright feature radiators, hardwood floor

Kitchen
4.47m x 2.54m to cupboard doors (14'8" x 8'4" to cupboard doors)
Double glazed door to rear. Range of fitted wall & base level units, worksurfaces with inset stainless steel single drainer sink unit with mixer tap, cupboard housing wall mounted Vaillant combi boiler, integrated fridge, double electric oven, hob and extractor hood, space & plumbing for washing machine & dishwasher, splashbacks.

Conservatory
4.17m x 2.87m (13'8" x 9'5")
Double glazed windows & door, distant sea views, wall light fitting, radiator.

First Floor Landing
Glass balustrade, fixed wooden ladder leading to loft room.

Bedroom One
3.56m x 3.45m (11'8" x 11'4")
Double glazed window with shutter blinds to front, coving, wardrobe, radiator.

Bedroom Two
3.86m x 2.36m (12'8" x 7'9")
Double glazed window with shutter blinds, two wardrobes, radiator.

Bedroom
2.57m max x 2.13m max (8'5" max x 7' max)
Double glazed window with shutter blinds, wardrobe cupboard, radiator.

Bathroom
Double glazed window to rear. Modern fitted white suite comprising: Panel enclosed bath with mixer tap and shower over, vanity unit with inset wash hand basin, close coupled WC, extractor fan, wall mounted cupboard, part tiled walls, heated towel rail.

Loft Room
Currently laid out as bedroom, but no building regs. Velux window, power, lights, carpeted flooring, storage cupboards.

Outside

Rear Garden
South-Westerly aspect. Upper patio area, artificial grass, raised flower beds, further lower patio, timber shed.

Outbuilding/Office
4.39m x 3.78m (14'5" x 12'5")
Double glazed windows stable door, power & light, consumer unit, laminate flooring.

Parking
Block paved, EV charging point.







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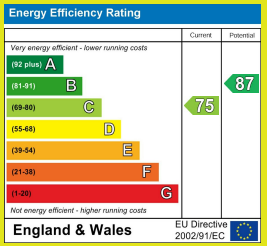
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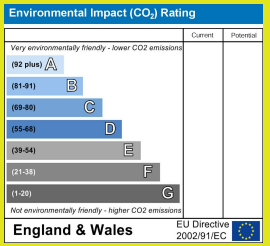
Floor Plan Oakapple Road



Total area: approx. 128.3 sq. metres (1381.1 sq. feet)







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