



## Stonery Road, Brighton



Guide Price  
£300,000  
Freehold

- A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN AND BATHROOM
- HIGHLY SOUGHT AFTER MILE OAK LOCATION
- NO ONWARD CHAIN
- LANDSCAPED REAR GARDEN
- IDEAL FIRST TIME BUY
- POTENTIAL FOR OFF ROAD PARKING

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*

Robert Luff & Co are delighted to bring to market this two bedroom semi detached home located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Drove Crescent benefits from easy access the new 1X bus route and to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; Living/dining room, separate kitchen, two double bedrooms and a modern fitted shower room. Also benefiting from fantastic views towards the downs and a landscaped rear garden. Local schools include Mile Oak Primary School, St Nicolas Primary School, Portslade Aldridge Community Academy, Peter Gladwin Primary School and Downs Park School.

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

Robert  
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## Accommodation

Entrance Hall

Kitchen 12 x 7'9 (3.66m x 2.36m)

Lounge/Diner 17'9 x 11'8 (5.41m x 3.56m)

Bedroom One 14'7 x 8'8 (4.45m x 2.64m)

Bedroom Two 11'9 x 8'9 (3.58m x 2.67m)

Shower Room

### AGENTS NOTES

FREEHOLD

COUNCIL TAX: B

EPC: D



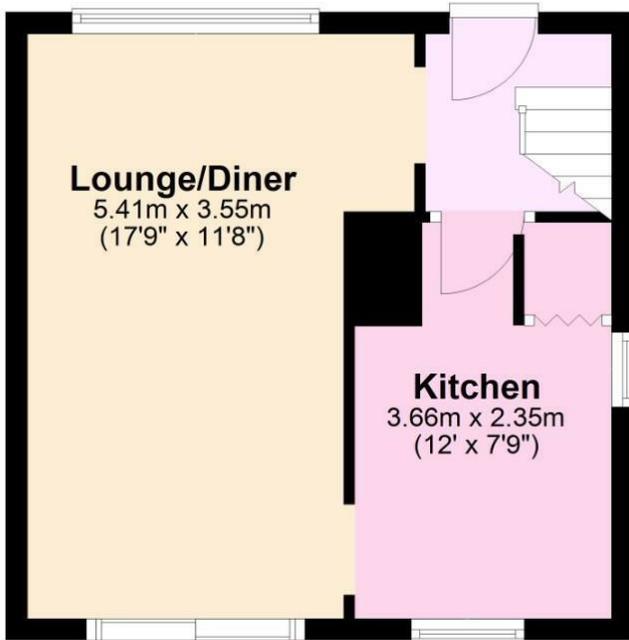
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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### Ground Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



### First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.6 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.