



## Powis Road, Brighton



Guide Price  
£550,000  
Freehold

- A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- BASEMENT, IDEAL FOR HOME OFFICE
- SEA VIEW
- MODERN FITTED, OPEN PLAN KITCHEN/DINING AREA
- PAVED REAR GARDEN
- HIGHLY SOUGHT AFTER CENTRAL BRIGHTON LOCATION
- MOMENTS FROM POWIS SQUARE LAWNS

GUIDE PRICE \*\*\*£550,000 - £575,000\*\*\*

Robert Luff & Co are delighted to bring to market this beautifully presented three double bedroom terraced house ideally situated in Powis Road. Located in the heart of Brighton with Western Road at the bottom of the road with its array of shops, restaurants and bars, and Brighton Seafront with its promenades and beaches. Also within walking distance is Seven Dials, St Ann's Well Gardens, North Laines, Churchill Square Shopping Centre and Brighton station is only 10 minutes walk away.

Accommodation offers; Open plan kitchen/dining/living area, three double bedrooms, family bathroom, additional W/C and basement which is ideal for a home office. Also benefiting from a East Facing rear garden, no onward chain and a sea view.

Robert  
Luff & Co  
Sales | Lettings | Commercial

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



## Accommodation

Entrance Hall

Kitchen 10'10 x 8 (3.30m x 2.44m)

Living Room 10'6 x 10'3 (3.20m x 3.12m)

Basement 10'11 x 10'4 (3.33m x 3.15m)

Bedroom 13'7 x 12'4 (4.14m x 3.76m)

Bathroom

Bedroom 13'7 x 10'9 (4.14m x 3.28m)

WC

Bedroom 13'7 x 13'6 (4.14m x 4.11m)

### AGENTS NOTES

FREEHOLD

COUNCIL TAX: D

EPC: C

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

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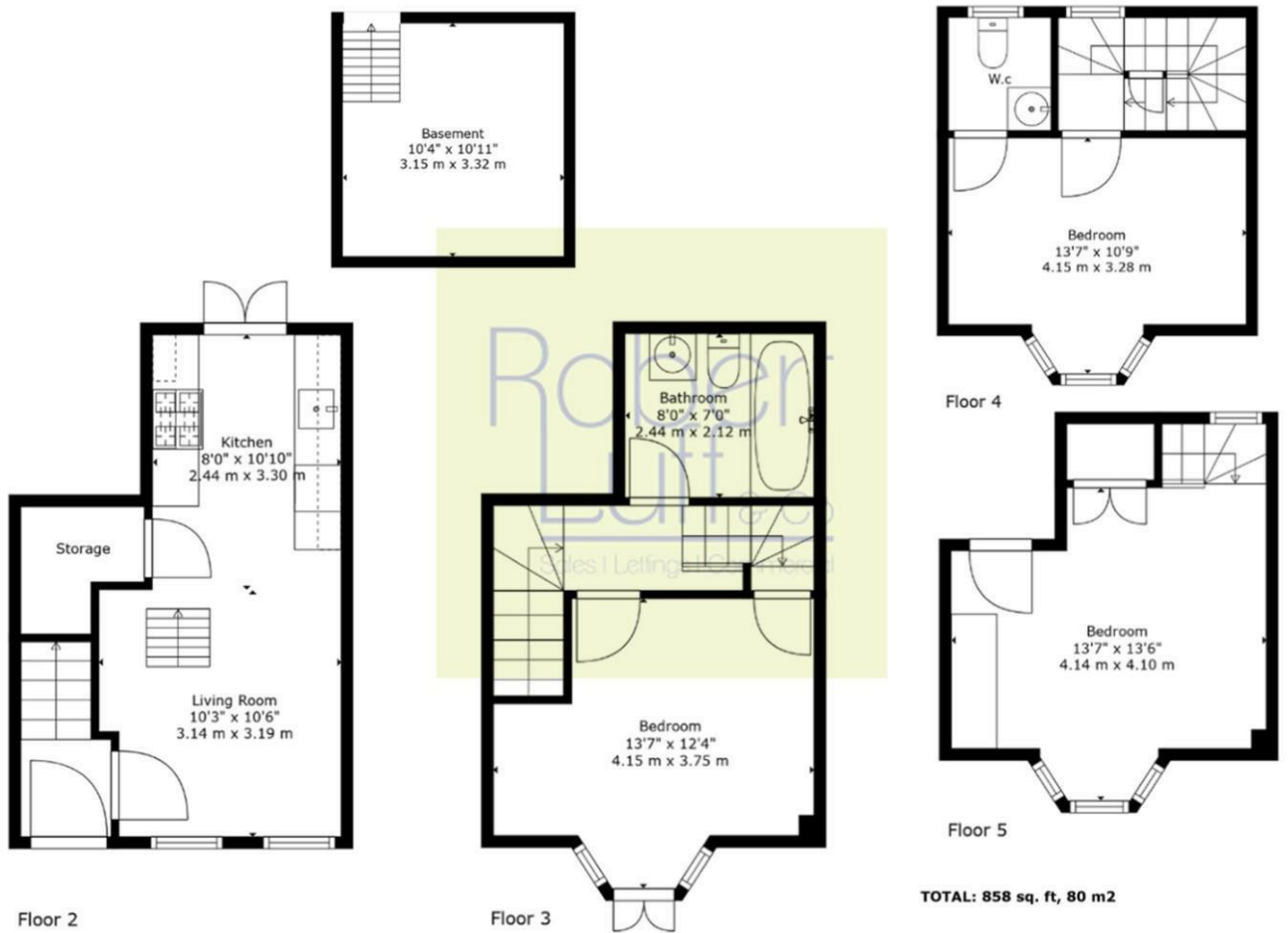
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# Floorplan



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>		69	79
	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.