



Gardener Street, Brighton

Offers In Excess Of

£575,000

Freehold

- FOUR EXCEPTIONAL NEW BUILD DETACHED HOUSES
- SUBSTANTIAL, LANDSCAPED REAR GARDENS
- AVALABLE TO RESERVE OFF PLAN AND BUILD COMPLETE EARLY 2027
- CLOSE TO LOCAL AMENITIES, BUS ROUTES AND PORTSLADE STATION
- THREE BEDROOMS, TWO BATHROOMS & ADDITONAL WC
- PRIVATE DRIVEWAY WITH PARKING FOR TWO CARS
- NESTLED AWAY AT THE TOP OF GARDENER STREET
- MODERN, CONTEMPARY FINSH THROUGHOUT

Robert Luff & Co are delighted to bring to market this exceptional new build family home nestled in the charming neighbourhood of Portslade. Discover the perfect blend of family living and contemporary sophistication with this newly built Three bedroom, two bathroom detached home in the heart of Portslade. This exquisite detached property benefits from modern design elements, creating a living space that's both unique and stylish and also benefitting from a thoughtfully designed driveway ensuring ease and accessibility. This New Build home also benefits from a substantial, landscaped rear garden.

The property's advantageous location places it in close proximity to local schools, making it an ideal choice for families seeking quality education options and additionally, nature enthusiasts will appreciate the nearby South Downs. Gardener Street also benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Shelldale Road & Trafalgar 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.

** Please note some photos are of a previous development and are used to represent the finish **

Robert Luff & Co
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Accommodation

Entrance Hall

Ground Floor WC

Lounge/Diner 26'7 x 9'10 (8.10m x 3.00m)

Kitchen 9'6 x 9'1 (2.90m x 2.77m)

Bedroom One 12'4 x 10'2 (3.76m x 3.10m)

En-Suite

Bedroom Two 12'5 x 9'10 (3.78m x 3.00m)

Bedroom Three 10'1 x 9'1 (3.07m x 2.77m)

Family Bathroom

Driveway
Parking for 2 Cars

Landscaped Rear Garden

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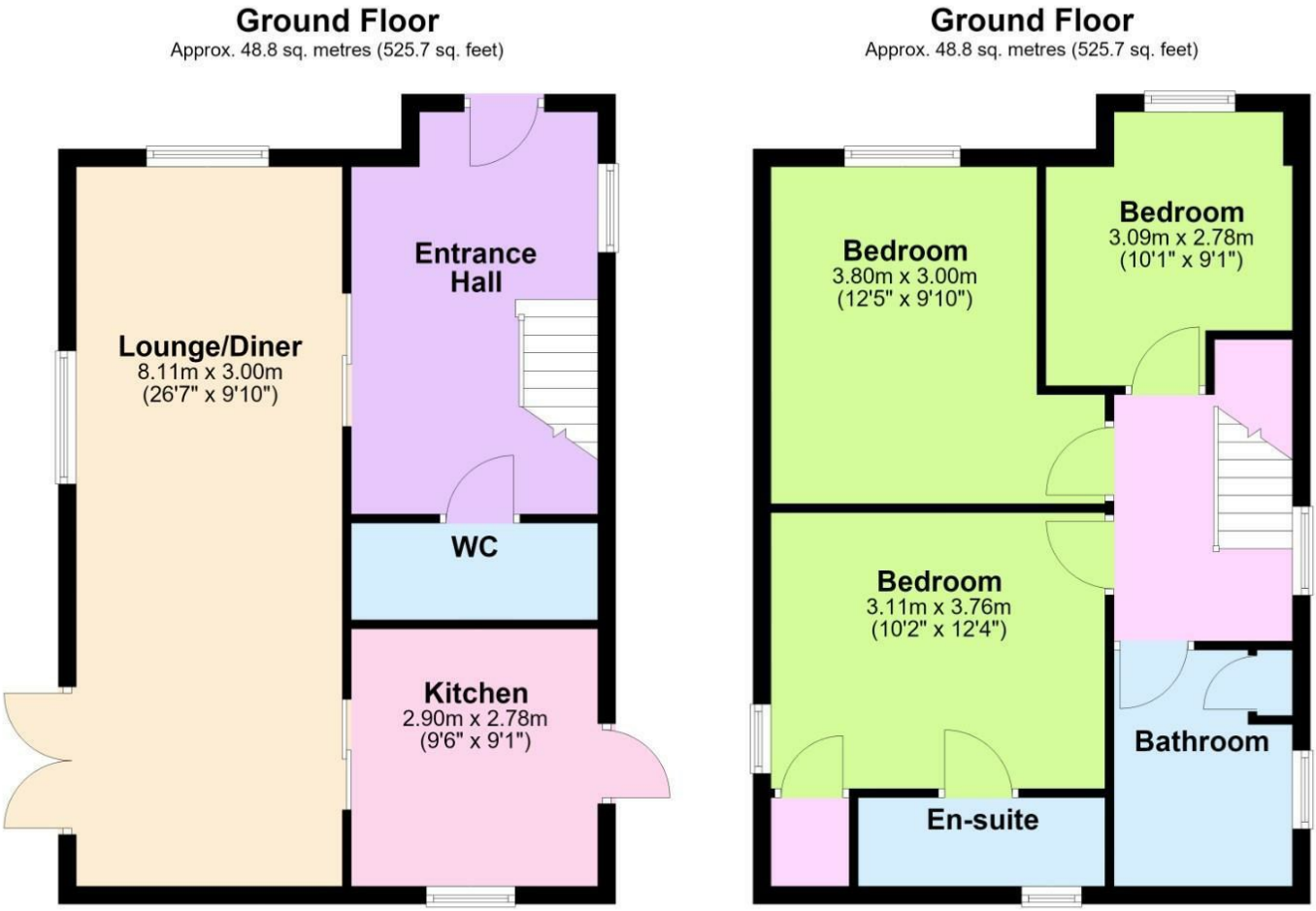




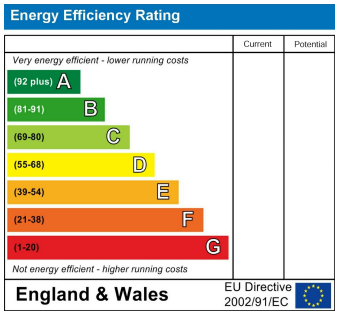


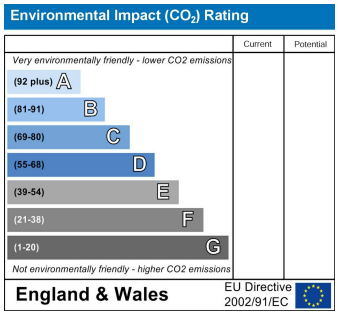
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Floorplan



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)





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.

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