



## Hurst Crescent, Brighton

- THREE DOUBLE BEDROOMS
- MODERN FINISH & TWO BATHROOMS THROUGHOUT
- END OF TERRACE
- GARDEN ROOM/OFFICE
- CLOSE PROXIMITY TO PORTSLADE & FISHERSGATE STATIONS



Offers In Excess Of  
£500,000  
Freehold

Robert Luff & Co are delighted to present to the market this beautifully presented end-of-terrace family home, ideally situated in the ever-popular residential area of South Portslade.

Hurst Crescent enjoys a convenient position between Abinger Road and Bampfield Street, with Portslade & Fishergate mainline railway station, several bus routes and the excellent range of shops and amenities on Boundary Road just a short walk away. Highly regarded local schools, parks and Portslade seafront are all within easy reach, making this an ideal location for families and commuters alike.

Arranged over three floors, the well-proportioned accommodation comprises a welcoming entrance hall, separate living room, modern open-plan kitchen/dining room with integrated appliances. The ground floor benefits from oak flooring throughout, inset spotlights and a pocket door giving the option to separate the living room. Stairs rise to the first-floor landing, where there is two well-appointed bedrooms and a modern family bathroom. Stairs lead to the second floor master suite, with a Juliet balcony and a stylish en-suite shower room with vanity unit and ample storage.

Externally, the property benefits from a delightful, rear garden, thoughtfully landscaped, tiled area and a useful garden office.

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

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## Accommodation

Entrance Hall

Living Room 13'10" x 11'2" (4.23 x 3.41)

Kitchen/Dining Room 17'9" x 9'4" (5.43 x 2.86)

Ground Floor WC

Stairs Leading To First Floor

Bedroom Two 11'5" x 11'0" (3.50 x 3.36)

Bedroom Three 11'5" x 10'2" (3.49 x 3.10)

Family Bathroom

Stairs Leading To Second Floor

Bedroom One 16'5" x 12'9" (5.02 x 3.91)

En-Suite

Garden Room/Office 7'4" x 7'2" (2.26 x 2.19)

Agents Notes

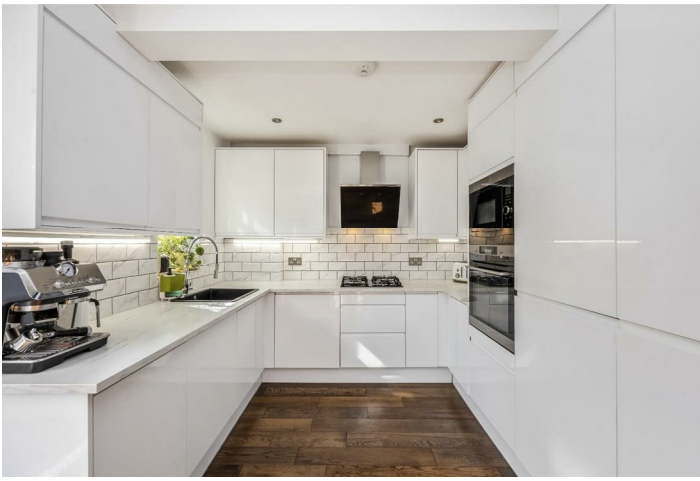
EPC Rating: TBC

Council Tax Band: C

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

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Approximate Gross Internal Area (Excluding Outbuilding) = 98.35 sq m / 1058.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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.