Robert Luff & Co

Gardner Road, Brighton

- £2,600 PCM



Description

Robert Luff & Co are delighted to offer this new build, three double bedroom detached house available to let, ideally situated on Gardner Road.

The property is just minutes from Boundary Road, offering a fantastic selection of cafés, shops and excellent bus routes. Portslade Train Station, with direct links to Brighton and London Victoria, is located at the top of Boundary Road, while the seafront is approximately 0.5km away.

The accommodation comprises a bespoke fitted kitchen, a separate living room, three double bedrooms and three modern bathrooms. Externally, the property benefits from a secluded south-facing rear garden and off-road parking.

Further benefits include solar panels, offering improved energy efficiency. This exceptional home is available to let and early viewing is highly recommended.







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Entrance Hall

Living Room
4.95 x 3.10 (16'2" x 10'2")

Kitchen/Dining Room
5.24 x 2.96 (17'2" x 9'8")

Ground Floor WC

Stairs Leading To First Floor

Bedroom Two
5.24 x 2.75 (17'2" x 9'0")

En-Suite Shower Room

Bedroom Three
4.07 x 3.10 (13'4" x 10'2")

Bathroom

Stairs Leading To Second Floor

Bedroom One
4.89 x 3.29 (16'0" x 10'9")

En-suite Shower Room



























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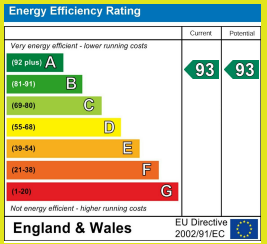
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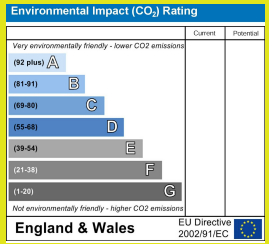
Floor Plan Gardner Road



Total area: approx. 104.5 sq. metres (1124.8 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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