



Asking Price
£375,000
 Freehold

Denmark Road, Brighton

- THREE BEDROOM
- IN NEED OF MODERNISATION
- CLOSE PROXIMITY TO PORTSLADE STATION
- TERRACED HOUSE
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this three bedroom terraced house, in need of modernisation. Denmark Road Ideally situated with easy access to Brighton and Hove, nearby Portslade mainline train station offers convenient commuter links to London. Station Road offers a wide variety of shops, bars and cafes. Regular bus services travel into the bustling café culture of Hove's Church Road and the centre of Brighton. Hove Seafront, Hove Lagoon and West Lawns are within easy reach along with the green open space of Vale Park and Wish Park with its ever-popular café offering locally sourced produce, homemade cakes and roasted coffee.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Living Room 13'10" x 10'9" (4.24 x 3.29)

Dining Room 12'8" x 10'3" (3.87 x 3.14)

Kitchen 12'8" x 6'5" (3.87 x 1.98)

Stairs Leading To First Floor

Bedroom One 10'11" x 10'4" (3.35 x 3.16)

Bedroom Two 10'9" x 10'3" (3.30 x 3.14)

Bedroom Three 10'11" x 6'5" (3.35 x 1.96)

Bathroom

Agents Notes

EPC: TBC

Council Tax Band: C

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

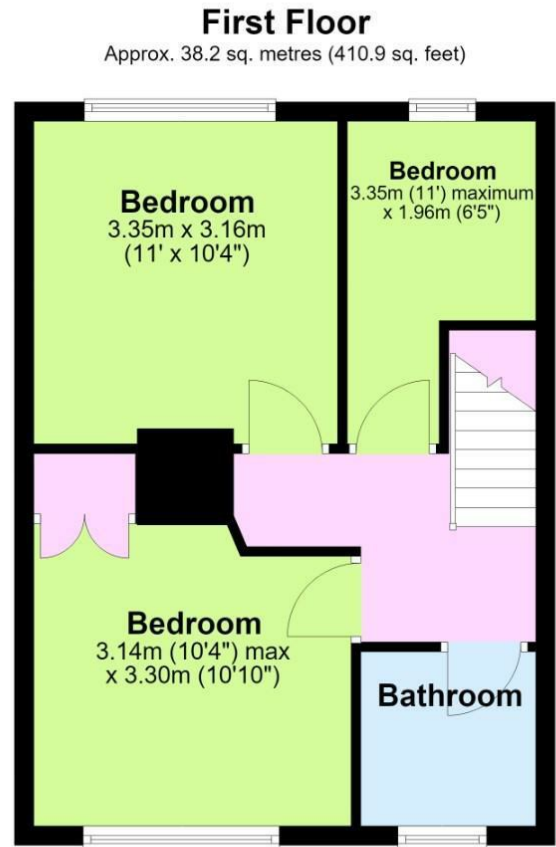
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Total area: approx. 77.0 sq. metres (828.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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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.