Robert Luff & Co

Piltdown Road, Brighton

Freehold - Guide Price £400,000



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This exceptional, spacious and private 4 bedroom house with delightful wrap around gardens is set back from the road, next to a quiet leafy cul-de-sac with easy no permit parking. The property has been modernised substantially, including the fitting of a stylish kitchen, an upstairs bathroom and downstairs shower room.

The spacious and light dual aspect lounge/diner has windows looking out onto sunny south/east and south/west facing gardens. The sleek dove grey fully fitted kitchen includes a 5 ring gas hob, electric oven, large integrated tower fridge, dishwasher and Vaillant boiler. There is a convenient downstairs shower room plus an office area ideal for studying or home workers. All four bedrooms are upstairs along with the modern family bathroom with bath and over shower.

The attractive gardens, offering various spaces to relax or entertain, wrap around the whole of the ground floor and are enclosed by secure fencing with lockable gates ideal for cycle access and storage. An 8 x 4 garden shed was recently erected in the main garden. There are lovely views towards Brighton racecourse grandstand from the kitchen, master bedroom and main garden. There are slight sea views from one of the bedrooms, landing and garden.

The house is located in Whitehawk, a popular residential area with easy access to the beach, Brighton Marina, East Brighton Park and vibrant Kemptown. Beautiful countryside walks are nearby too at Sheepcote Valley, Whitehawk Hill Nature Reserve and East Brighton Nature Reserve where stunning panoramic views of the sea can be reached.

Although the house is nestled at the side of a quiet cul-de-sac, the bus stop is just a minute or so walk away with direct buses to the Royal Sussex County Hospital, the seafront, Brighton Marina, Kemptown and Brighton city centre. Brighton Marina has many restaurants/pubs and offers a variety of activities including a bowling complex, a multi screen cinema and Brighton Marina Yacht club with sailing excursions.

Key Features

- GUIDE PRICE £400,000 - £425,000
- DUAL ASPECT LOUNGE/DINER
- NO CHAIN-MODERNISED & READY TO MOVE IN
- BATHROOM AND SHOWER ROOM
- EASY ACCESS TO THE BEACH, KEMPTOWN & BRIGHTON MARINA
- RARE WRAP AROUND PRIVATE PLOT
- LOFT ACCESS
- SPACIOUS LINK DETACHED FOUR BEDROOM FAMILY HOME

Entrance Hall

Living Room/Diner
6.88 x 3.62 (22'6" x 11'10")

Kitchen
3.05m x 2.44m (10'73 x 8'25)

Shower Room

Bedroom One
4.49 x 2.54 (14'8" x 8'3")

Bedroom Two
4.39 x 2.32 (14'4" x 7'7")

Bedroom Three
3.01 x 2.69 (9'10" x 8'9")

Bedroom Four
3.57 x 1.81 (11'8" x 5'11")

Bathroom

Garden

Agents Notes
Council Tax Band: C
EPC Rating: C







































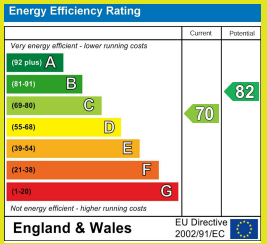


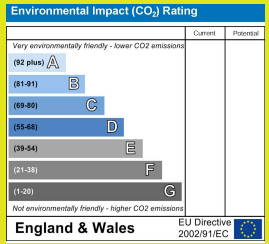
Floor Plan Piltdown Road



Total area: approx. 104.1 sq. metres (1120.8 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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