



Guide Price
£500,000
Freehold

Gardner Road, Brighton

- NEW BUILD
- SOLAR PANELS
- THREE BATHROOMS
- 10 YEAR NEW HOME WARRANTY
- SEA VIEWS
- PRIVATE DRIVEWAY
- THREE DOUBLE BEDROOMS
- LANDSCAPED SOUTH FACING GARDEN
- STUNNING KITCHEN/DINER

*** GUIDE PRICE £500,000 - £550,000 ***

Robert Luff & Co are delighted to bring to market this NEW BUILD, three double bedroom detached house located in Gardner Road. This property is just minutes away from Boundary Road with its huge variety of cafes, shops and bus routes. Portslade Train Station which has direct links into Brighton and London Victoria is located at the top of Boundary Road and the seafront is approximately 0.5km in distance.

Accommodation offers; bespoke kitchen, separate living area, three bedrooms, three bathrooms & a secluded south facing rear garden. Other benefits include; off road parking, no onward chain and solar panels.

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Accommodation

Entrance Hall

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

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

Ground Floor WC

Stairs Leading To First Floor

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

En-Suite Shower Room

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

Bathroom

Stairs Leading To Second Floor

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

En-suite Shower Room

Agents Notes

EPC Rating: TBC

Council Tax Band: TBC

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Total area: approx. 104.5 sq. metres (1124.8 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.