



## Lodge Close, Brighton



Offers In Excess Of  
£260,000  
Freehold

- ONE BEDROOM HOUSE
- PRIVATE DRIVEWAY FOR TWO CARS
- SEPARATE SOUTH FACING REAR GARDEN
- MODERN FITTED THROUGHOUT
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to bring to market this rare to find, one bedroom house ideal for a range of buyers either looking to downsize, landlords or first time buyers alike. Located within a quiet cul de sac that is within walking distance to The South Downs, 1/2 mile of Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton.

Accommodation offers one double bedroom with built in wardrobes, lounge with dining space, separate kitchen and a recently re-tiled bathroom. Other benefits include; driveway for two cars and a large separate rear garden.

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

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## Accommodation

Porch

Lounge/Diner 13'1 x 11'2 (3.99m x 3.40m)

Kitchen 13'1 x 5'4 (3.99m x 1.63m)

Stairs Leading To First Floor

Bedroom 10'3 x 10 (3.12m x 3.05m)

Bathroom

Storage

Driveway For Two Cars

Agents Notes

EPC Rating: C

Council Tax Band: B

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Ground Floor



First Floor



Total area: approx. 45 sq. metres (484.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>75</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.