



Wayfield Avenue, Hove



Asking Price
£800,000
Freehold

- AN OUTSTANDING FOUR BEDROOM FAMILY HOME
- THREE BATHROOMS
- STUNNING LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY WITH PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER LOCATION

Robert Luff & Co are delighted to bring to market this truly one-off, detached family home. Located in Wayfield Avenue this home benefits from being in close proximity to local amenities, highly rated Schools including Hove Park and Blatchington Mill, Hove mainline station, bus services and easy access to the A23/A27.

The accommodation within the property is arranged over two floors and briefly comprises four bedrooms, three bathrooms and modern fitted, open plan kitchen/dining/living area with direct access to the landscaped rear garden. Also benefiting from off road parking for two cars.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 10'10 x 8'10 (3.30m x 2.69m)

Lounge/Diner 26'9 x 10'10 (8.15m x 3.30m)

Bedroom Three 11'11 x 7'9 (3.63m x 2.36m)

En-Suite

Stairs to first floor

Bedroom One 11 x 10'10 (3.35m x 3.30m)

En-Suite

Bedroom Two 15'4 x 10'10 (4.67m x 3.30m)

Bedroom Four 13'3 x 5'3 (4.04m x 1.60m)

Bathroom

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX BAND: F

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

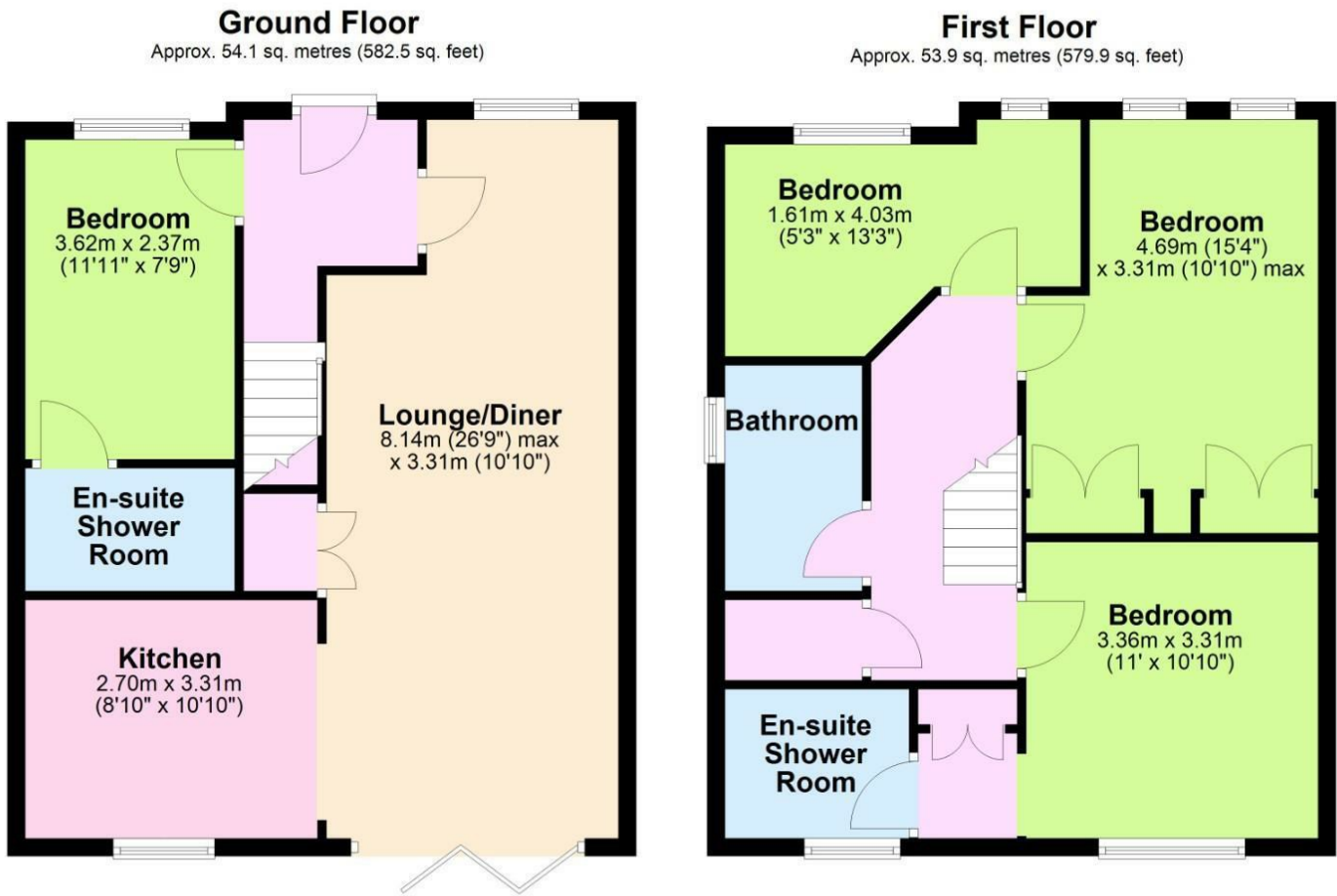
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Total area: approx. 108.0 sq. metres (1162.4 sq. feet)

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		
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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.