



Asking Price
£375,000
Freehold

Perry Hill, Brighton

- TWO BEDROOM LINK DETACHED BUNGALOW
- DRIVEWAY & GARAGE
- TWO RECEPTION ROOMS
- FANTASTIC VIEWS
- HIGHLY SOUGHT AFTER SALTDEAN LOCATION
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN

Robert Luff & Co are delighted to offer to market the link detached two bedroom bungalow situated in Perry Hill. The accommodation comprises spacious entrance hall, two bedrooms, bathroom, separate WC, spacious living/dining room, fitted kitchen and conservatory. This bungalow also benefits from a driveway, garage, beautifully presented rear garden and fantastic views.

Perry Hill is located in a popular residential area in Saltdean. A host of lovely footpaths are within a short distance of the property giving easy access to the stunning South Downs National Park providing wonderful walks and outstanding views of the area. Local amenities are all within easy reach, there is Lustrells Vale with a butchers, Co-op, laundrette and buses. Saltdean Park and the famous Art deco Lido, offering a variety of leisure activities. A selection of shops and pubs are located in Longridge Avenue. Bus routes are found on Saltdean Vale, Lustrells Vale and Longridge Avenue and also on Marine Drive. Brighton's Mainline Railway Station, is approximately 5 miles away.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Bedroom One 11'3 x 10'2 (3.43m x 3.10m)

Bedroom Two 11'3 x 7'10 (3.43m x 2.39m)

WC

Bathroom

Lounge/Diner 21'9 x 11'6 (6.63m x 3.51m)

Kitchen 11'7 x 8'3 (3.53m x 2.51m)

Conservatory 13'10 x 8'11 (4.22m x 2.72m)

Garage 22'7 x 7'10 (6.88m x 2.39m)

Rear Garden



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Floorplan



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.