



St. Andrews Road, Brighton

Offers In Excess Of
£600,000
Freehold

- FIVE BEDROOM TERRACED HOUSE
- CLOSE TO MAINLINE STATION, PARKS & LOCAL SHOPS
- PERIOD BUILDING
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this five bedroom mid terrace family home situated in the ever popular St Andrews Road. Located in this extremely popular but rarely available residential location close to Local schools, shopping parades, railway and bus services and easy access to the A23/A27.

Accommodation briefly includes; Kitchen/diner, separate living area, Ground floor WC, five bedrooms and family bathroom. Other benefits include a landscaped rear garden and period features throughout.

Robert
Luff & Co
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Freehold
EPC: D
Council Tax: D

Accommodation

Entrance Hall

Living Room 14 x 13'2 (4.27m x 4.01m)

Double glazed bay window to front. Three radiators. Coving. Picture rail. Feature fireplace.

Bedroom Five 12'3 x 10'7 (3.73m x 3.23m)

Double doors to rear garden. Coving. Picture rail. Radiator.

Kitchen 12'4 x 10'9 (3.76m x 3.28m)

Fitted kitchen with wall & base units. Worktop incorporating stainless steel sink/drain unit. Oven & extractor fan. Space for washing machine & dishwasher. Double glazed window to side.

Dining Area 13'1 x 10'9 (3.99m x 3.28m)

Sliding doors to rear garden. Radiator.

WC

WC. Wash hand basin. Double glazed window to side.

Stairs to first floor

Bedroom Three 10'9 x 8'9 (3.28m x 2.67m)

Double glazed bay window to rear. Three radiators. Built in wardrobe.

Bedroom Four 10'2 x 7'2 (3.10m x 2.18m)

Double glazed window to side. Radiator.

Bathroom

Bath. Shower cubicle. WC. Wash hand basin. Heated towel rail. Two double glazed windows to side.

Bedroom Two 13'7 x 10'7 (4.14m x 3.23m)

Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom One 16'8 x 14 (5.08m x 4.27m)

Bay sash window to front and single sash to front. Coving. Built in wardrobe.

AGENT NOTES

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Floorplan



Total area: approx. 145.6 sq. metres (1566.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

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