



## Wickhurst Road, Brighton

Asking Price  
£425,000  
Freehold

- THREE BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR TWO CARS
- WELL PRESENTED REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT
- SINGLE GARAGE
- OPEN PLAN KITCHEN/DINING AREA

Robert Luff & Co are delighted to bring to market this three bedroom semi detached home located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Wickhurst Road benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; large open planned kitchen/dining room, separate living area, conservatory, three bedrooms and a family bathroom. Also benefiting from off road parking, single garage and a landscaped rear garden. Local schools include Mile Oak Primary School, St Nicolas Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

T: 01273 921133 E:  
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## Accommodation

Entrance Hall

Kitchen/Breakfast Room 18'10 x 9'2 (5.74m x 2.79m)

Living Room 12'7 x 12'6 (3.84m x 3.81m)

Conservatory/Dining Room 18 x 9'11 (5.49m x 3.02m)

Bedroom One 13'6 x 12'11 (4.11m x 3.94m)

Bedroom Two 12'11 x 8'3 (3.94m x 2.51m)

Bedroom Three 8 x 7'5 (2.44m x 2.26m)

Bathroom

Driveway

Parking for two cars

Single Garage

Agents Notes

Freehold

EPC: D

Council Tax: C

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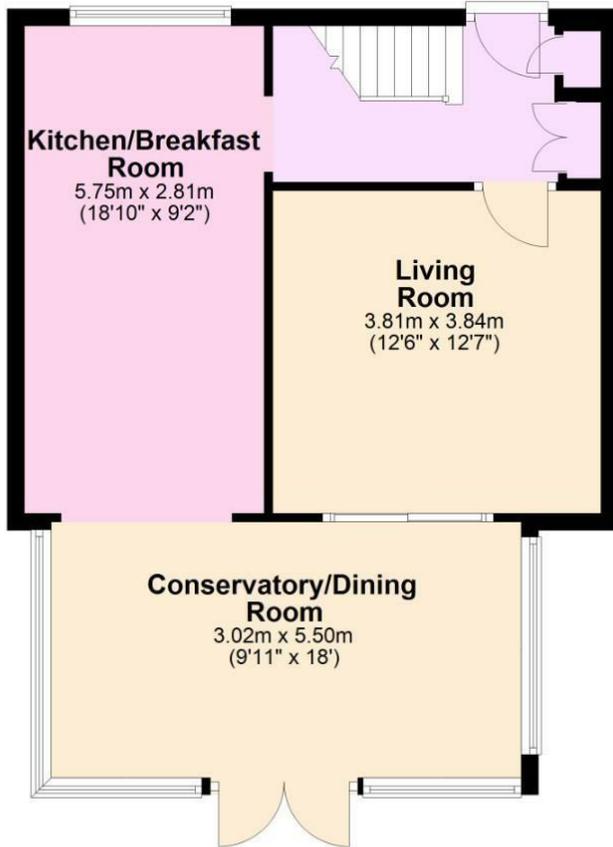


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# Floorplan

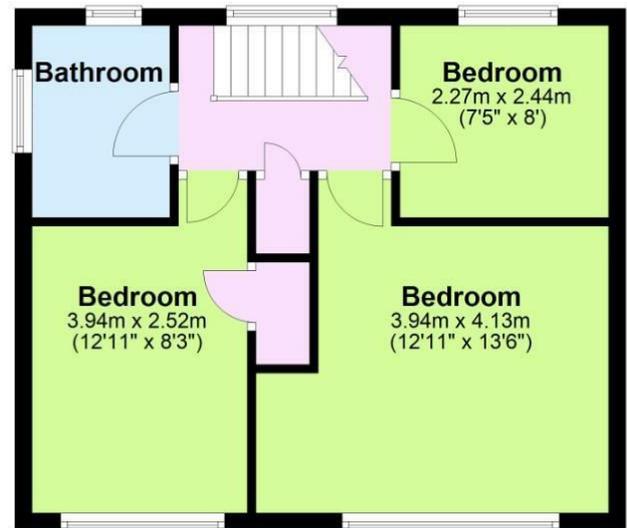
## Ground Floor

Approx. 55.9 sq. metres (602.2 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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>			
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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.