



Edgehill Way, Brighton



Guide Price
£350,000
Freehold

- THREE BEDROOMS
 - DRIVEWAY
 - POTENTIAL TO EXTEND
 - SEMI DETACHED HOUSE
 - NO ONWARD CHAIN
 - QUIET CUL-DE-SAC
- STNP

GUIDE PRICE: £350,000 - £375,000

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, Edgehill Way 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; living room, separate kitchen, three bedrooms, family bathroom and rear garden. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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Accommodation

Entrance

Living Room 13'3 x 12 (4.04m x 3.66m)

Dining Room 10'11 x 7'9 (3.33m x 2.36m)

Kitchen 11'3 x 7'6 (3.43m x 2.29m)

Stairs Leading To First Floor

Bedroom One 15'1 x 8'10 (4.60m x 2.69m)

Bedroom Two 11'4 x 9'4 (3.45m x 2.84m)

Bedroom Three 9'4 x 6'5 (2.84m x 1.96m)

Bathroom

Rear Garden

Agents Notes

Council Tax Band: C

EPC Rating: C

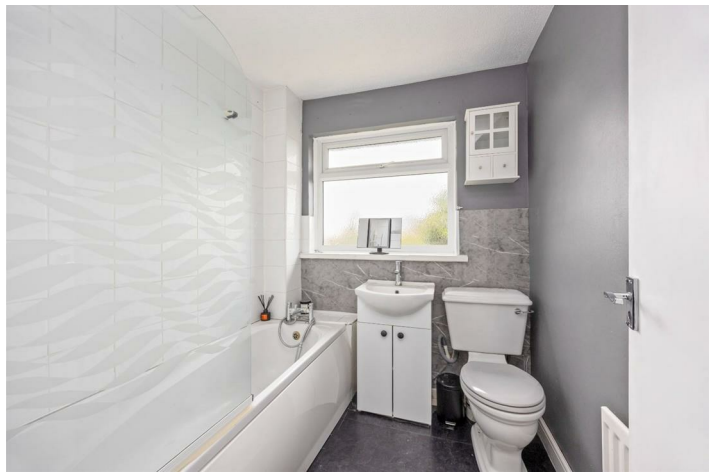
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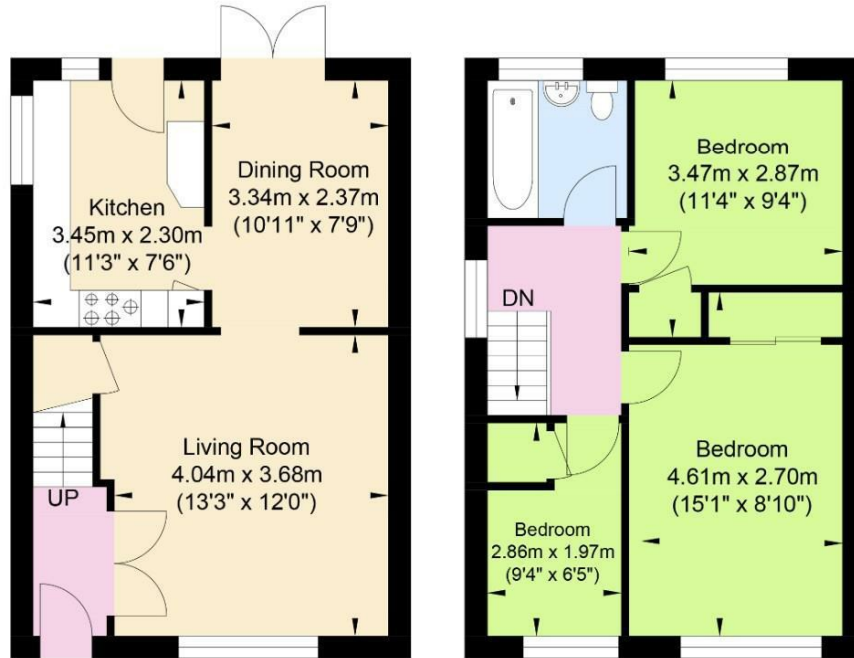
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Edgehill Way



Ground Floor
Approximate Floor Area
384.05 sq ft
(35.68 sq m)

First Floor
Approximate Floor Area
384.05 sq ft
(35.68 sq m)

Approximate Gross Internal Area = 71.36 sq m / 768.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			85
(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	

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.