



## Highdown, Brighton



Guide Price  
£400,000  
Freehold

- THREE DOUBLE BEDROOM
- POTENTIAL TO EXTEND STAIR
- 1042.1 SQ.METRES
- SEMI DETACHED HOUSE
- SEA VIEWS FROM FIRST FLOOR
- LARGER THAN USUAL

\*\*\*GUIDE PRICE: £400,000 - £425,000\*\*\*

Robert Luff are delighted to bring to market this spacious three bedroom semi detached house situated in the in crescent shaped part of Downsview. This property falls within close proximity to The South Downs and Holmbush Shopping facility is approximately 1.5 miles away with Tesco Extra, Marks and Spencer and Next. The A27 is easily accessed for those needing to head West or East of the county as well as Southwick Train Station being approximately 0.8 miles from the property.

Accommodation offers; Spacious lounge, separate kitchen, dining room, downstairs WC, three double bedrooms and a family bathroom. Other benefits include; laid to lawn rear garden and potential to extend STAIR

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

### Entrance

Entrance hall, doors leading to;

### Living Room 18'35 x 11'99 (5.49m x 3.35m)

Carpet flooring, wall mounted radiator, four double glazed windows facing front, working fire with brick surround

### Kitchen 13'38 x 11'99 (3.96m x 3.35m)

Wooden tiled floor, mixture of wall and base units, space for washing machine, fridge freezer, dishwasher, sink with drainer, double glazed window to rear, wall mounted radiator

### Dining Room 9'21 x 9'03 (2.74m x 2.82m)

Laminate flooring, wall mounted radiator, double glazed windows, double glazed sliding door leading to rear garden

### Downstairs WC

Tiled flooring, WC, wooden panelled walls

### Stairs Leading To First Floor

### First Floor Landing

Carpet flooring, built in storage, access to loft, doors leading to;

### Bedroom One 12'10 x 12'01 (3.91m x 3.68m)

Carpet flooring, wall mounted radiator, double glazed windows

### Bedroom Two 11'94 x 9'67 (3.35m x 2.74m)

Carpet flooring, wall mounted radiator, built in storage cupboard, double glazed windows

### Bedroom Three 10'32 x 6'97 (3.05m x 1.83m)

Carpet flooring, wall mounted radiator, double glazed windows

### Family Bathroom

Walk in shower, bath, WC, sink, double glazed window, extractor fan

### Outside

### Front Garden

Laid to lawn

### Rear Garden

Tiled flooring with steps leading to laid to lawn garden with plant surrounds

### Agents Notes

EPC: TBC

Council Tax Band: C

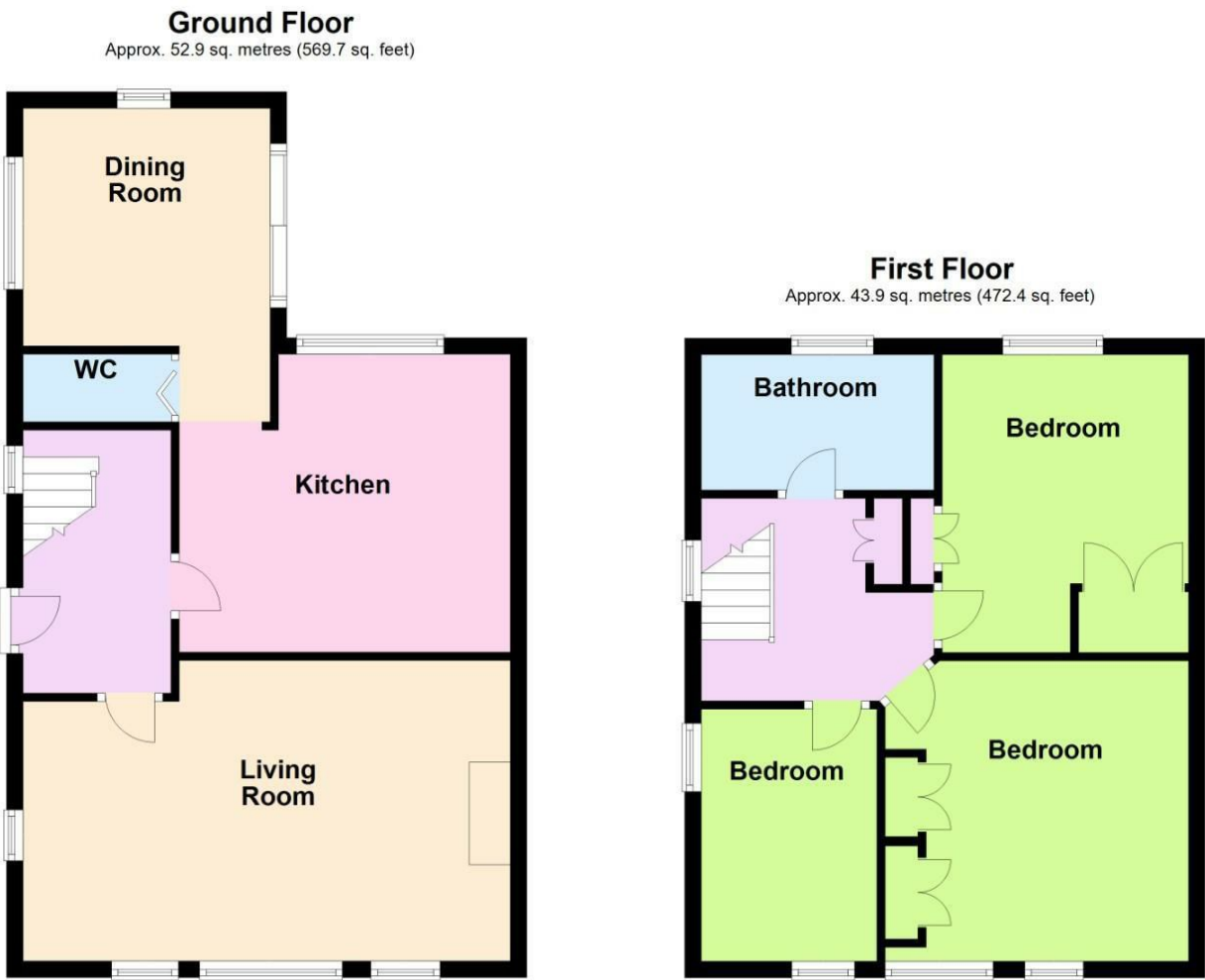
28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

[www.robertluff.co.uk](http://www.robertluff.co.uk)







Total area: approx. 96.8 sq. metres (1042.1 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.