



Guide Price  
**£355,000**  
 Freehold

## Ashburnham Close, Brighton

- Semi-Detached Family Home
- Spectacular Views
- Parking for two cars
- Three Bedrooms
- Landscaped Rear Garden
- Quiet residential area

\*\*\* GUIDE PRICE £355,000 - £375,000 \*\*\*

Robert Luff & Co are delighted to offer to market this semi-detached family home ideally situated in this fantastic location close to the A27 with great direct bus links into Brighton and close to local supermarkets and the downs. Accommodation offers entrance hall, living/dining room, fitted kitchen with access to utility room and landscaped rear garden. Upstairs are three bedrooms and a modern fitted bathroom. Other benefits include off road parking for two cars and rooftop views towards the south downs.

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

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## Accommodation

### Entrance Hall

Front door leading to:

### Lounge/Dining Room 17'07 x 11'10 (5.36m x 3.61m)

Double-glazed window to front with views over Coldean and towards Stanmer Park. Radiator. Feature fireplace with marble surround.

### Kitchen 16'04 x 8'08 (4.98m x 2.64m)

A range of matching wall and base units. Worktop incorporating sink with mixer tap and drainer. Built in oven. Built in gas hob. Extractor fan. Larder cupboard with space for fridge/freezer. Cupboard enclosed boiler. Radiator. Tiled floor. Double-glazed window. Double glazed door leading to:

### Utility Room

Four double-glazed windows. Space and plumbing for washing machine. Space for tumble dryer. Double-glazed door to rear garden.

### First Floor Landing

Stairs leading to first floor.

### Bedroom One 11'07 x 9'08 (3.53m x 2.95m)

Double-glazed window to rear. Radiator.

### Bedroom Two 10'10 x 7'07 (3.30m x 2.31m)

Double-glazed window to front with views over Coldean and towards Stanmer Park. Radiator.

### Bedroom Three 8'06 x 6'10 (2.59m x 2.08m)

Double-glazed window to front with views over Coldean and towards Stanmer Park. Radiator.

### Bathroom

Panel enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level flush WC. Radiator.

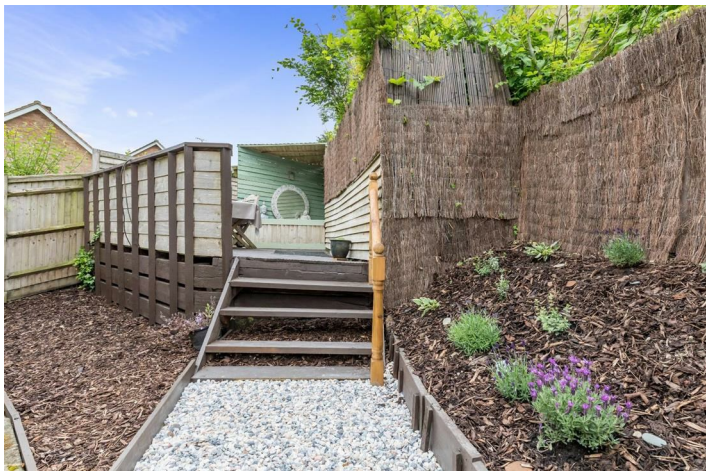
### Rear Garden

A Landscaped and decked rear garden with seating area and flower beds.

### Driveway

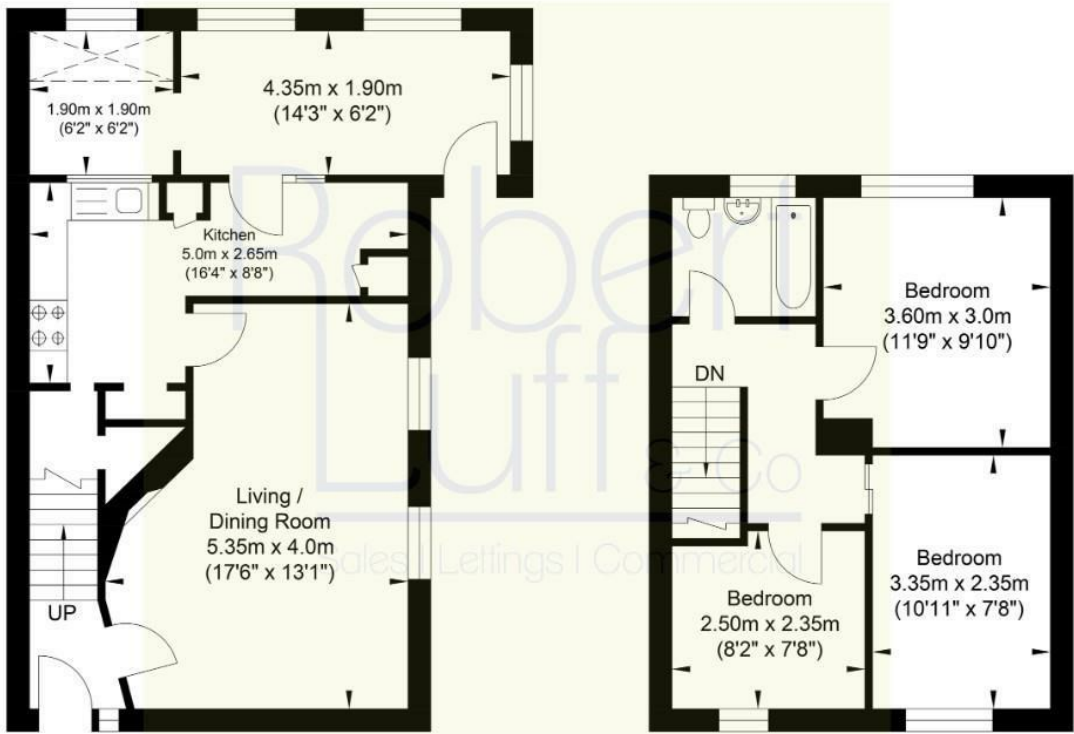
Parking for two vehicles.





28 Blatchington Road, Hove, East Sussex, BN3 3YN  
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# Ashburnham Close, Brighton



Ground Floor  
Approximate Floor Area  
509.34 sq ft  
(47.32 sq m)

First Floor  
Approximate Floor Area  
363.28 sq ft  
(33.75 sq m)

Approximate Gross Internal Area = 81.07 sq m / 872.63 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		
(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.