



Canfield Close, Brighton

Guide Price
£425,000
Freehold

- THREE BEDROOM
- SEPARATE GARAGE
- PRIVATE CUL-DE-SAC
- SEMI DETACHED HOUSE
- STUNNING VIEWS OVER BRIGHTON
- POTENTIAL TO EXTEND STNP

GUIDE PRICE: £425,000 - £450,000

Robert Luff & Co are delighted to bring to market this three bedroom semi detached house situated in a private cul-de-sac. Canfield Close is located in the Coombe Road area of Brighton. With an extensive range of local amenities situated close by on Coombe Road & Lewes Road, including cafes, shops and pubs, this is a hugely popular area. There are a number of well-regarded schools close-by, while Saunders Park with its children's playground is a short stroll away.

Accommodation offers; Living / dining room, kitchen / breakfast room, three bedrooms and bathroom. Other benefits include; separate garage, basement and loft storage, South West facing garden with views over Brighton and the potential to extend STNP

T: 01273 921133 E:
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Accommodation

Entrance Hall

Front door leading to porch and hall. Stairs leading down to lounge and kitchen, and up to bedrooms, wall mounted radiator, original floorboards

First Floor Landing

Exposed original floorboards. Wall mounted radiator. Loft access.

Separate WC

Low level flush WC. Single glazed window. Tiled floor.

Bedroom Two 11'0" x 10'10" (3.37 x 3.32)

Original floorboards. Wall mounted radiator. Double-glazed dual aspect windows. black out blinds

Bedroom Three 8'0" x 6'5" (2.45 x 1.96)

Original floorboards. Wall mounted radiator. Double-glazed window to rear. Black out blinds

Bedroom One 11'8" x 11'2" (3.57 x 3.42)

Original floorboards. Wall mounted radiator. Double-glazed window to front with shutters. Black out blinds

Kitchen / Breakfast Room 11'11" x 11'7" (3.64 x 3.54)

Underfloor heating. A range of matching wall and base units. Solid wood worktops incorporating a sink unit with mixer tap. Built in oven. Four ring gas hob. Space for fridge/freezer. Space and plumbing for washing machine. Double-glazed window to rear. Side access. Under stairs storage cupboard. Extractor fan. Breakfast bar.

Bathroom

Tiled flooring. Panel enclosed bath with mixer tap and rainfall shower over head. Wash hand basin set into vanity unit. Shaving point. Wall mounted radiator. Double-glazed window.

Living / Dining Room 14'5" x 10'11" (4.400 x 3.34)

Original wood floorboards. Wall mounted radiator. Log burner. Spot lights. Double-glazed window to rear. Rear garden access

Outside

Rear Garden

Decked area leading to laid to lawn garden with views over Brighton. Side access.

Garage

Single garage with over head door

Basement Storage

Front Garden

Path leading to front door. Laid to lawn.

Agents Notes

Council Tax Band: C

EPC: D

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

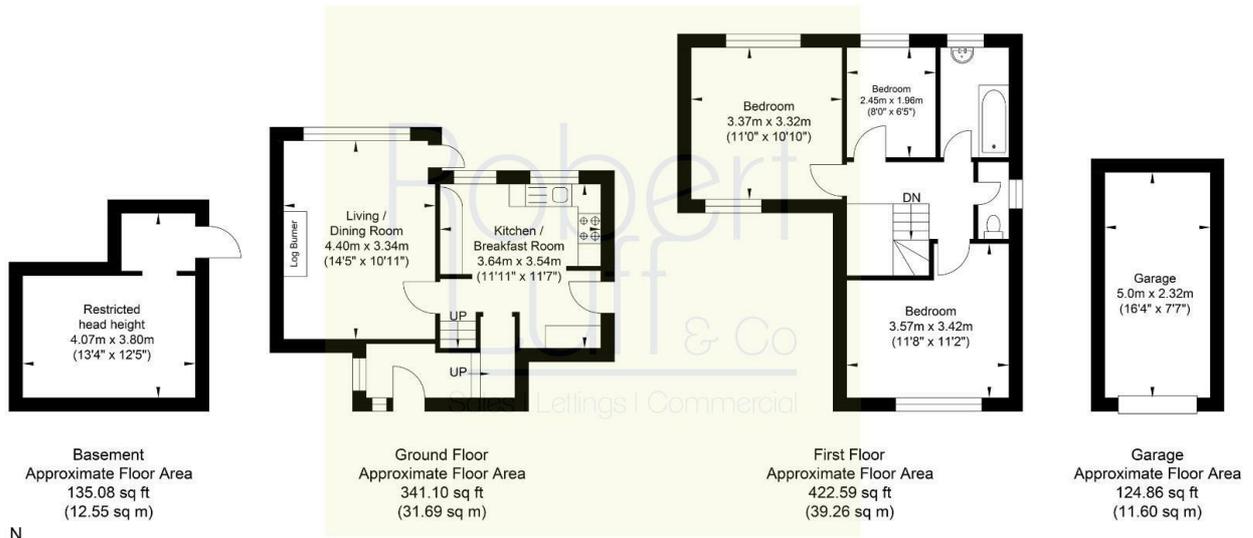
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Approximate Gross Internal Area = 95.10 sq m / 1023.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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 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	

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.