



Broad Rig Avenue, Hove



Offers In The Region Of
£700,000
Freehold

- A WELL PRESENTED FIVE BEDROOM FAMILY HOME
- LANDSCAPED REAR GARDEN WITH FANTASTIC VIEWS
- GARAGE & ADDITIONAL SHED
- LINK DETACHED
- UNIQUE & RARLEY AVAILABLE
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- HIGHLY SOUGHT AFTER HANGLETON VALLEY LOCATION

Robert Luff & Co are delighted to offer to market this well presented, rarely available five bedroom Link-Detached residence situated in the ever popular Broad Rig Avenue. Spanning over 1912 sqft this family home is located in the heart of Hangleton Valley and benefits from being in close proximity to local amenities, highly rated Schools including Hove Park & Blatchington Mill and also the South Downs.

The accommodation within the property is arranged over three floors and briefly comprises five double bedrooms, two bathrooms, spacious living room, dining area, and separate kitchen. Also benefiting from off road parking for multiple cars, landscaped rear garden, garage and fantastic views towards the South Downs.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Living Room 18'4 x 15'1 (5.59m x 4.60m)

Dining Room 10'5 x 9'10 (3.18m x 3.00m)

Kitchen 10'9 x 9'2 (3.28m x 2.79m)

Bedroom Two 13 x 10'2 (3.96m x 3.10m)

Bedroom Three 13'5 x 9'10 (4.09m x 3.00m)

Bedroom Four 11'10 x 9'10 (3.61m x 3.00m)

Family Bathroom

Stairs To First Floor

Bedroom One 18'3 x 15'9 (5.56m x 4.80m)

En-Suite

Bedroom Five 13'5 x 8'6 (4.09m x 2.59m)

Garage 16'4 x 8'2 (4.98m x 2.49m)

Shed 16'4 x 7'6 (4.98m x 2.29m)

AGENTS NOTES

FREEHOLD

EPC: D

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Approximate Gross Internal Area = 177.65 sq m / 1912.20 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.