



## Southdown Avenue, Brighton

Asking Price  
**£230,000**  
 Share of Freehold

- ONE BEDROOM FLAT
- SHARE OF FREEHOLD
- DUAL ASPECT LOUNGE
- PRIVATE WEST FACING GARDEN
- IDEAL FIRST TIME BUY / INVESTMENT
- WALKING DISTANCE TO PORTSLADE STATION

\*\*\*HIDDEN GEM\*\*\* Robert Luff & Co are delighted to present this SPACIOUS APARTMENT spanning the TOP FLOOR OF A DETACHED PROPERTY situated at the top of a residential Cul-de-sac in popular Portslade. The property is ideally located just a few minutes' walk from Boundary/Station Road with its fine array of local shops, supermarkets, bars and restaurants. Portslade mainline railway station offers easy access to Brighton and London and Hove Lagoon is within a one mile radius. Approached via a gated entrance, the property features a WEST FACING REAR GARDEN with timber cabin, a ground floor storage room, metal fire escape rising to entrance into kitchen, an OPEN STUDY AREA, bathroom, separate WC, GENEROUS DOUBLE BEDROOM WITH BUILT IN WARDROBES and a DUAL ASPECT LIVING ROOM offering BEAUTIFUL SUNSETS. Further benefits include: Gas central heating, double glazing, useful loft space and a SHARE OF FREEHOLD. Viewing Essential!!

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

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## Accommodation

### Approach

Metal gates, pathway to further gate providing access to:

### West Facing Garden

Patio area, well stocked with various plants and shrubs, fence enclosed. Metal fire escape rising to double glazed entrance door into:

### Kitchen 8'6 x 7'9

Matching range of wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, wall mounted combi boiler, electric cooker point, radiator, double glazed window and door onto the fire escape.

### Study Area

Double glazed window to side aspect, radiator and coved ceiling.

### Separate WC

Double glazed window to front aspect, Low level flush WC, wash hand basin, part tiled walls.

### Lounge 14'3 x 11'3

Loft access, radiator, feature fireplace surround, double glazed windows to rear and side aspect, coved ceiling.

### Bathroom

Double glazed window to front aspect, tile enclosed bath, wash hand basin, ladder radiator, electric shower, fully tiled and extractor fan.

### Bedroom 14'2 x 10'4

Double glazed box bay window to front aspect, fitted wardrobe and radiator.

### Timber Cabin

Windows.

### Ground Floor Storage

Useful, easily accessible storage.

### Tenure

Share Of Freehold. We have been advised by the current vendors that the maintenance for the property is 50/50, as and when split with the ground floor flat.

### Agents Notes

SHARE OF FREEHOLD

Service Charge: As and When

Ground Rent: NA

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: C

Council Tax Band: A

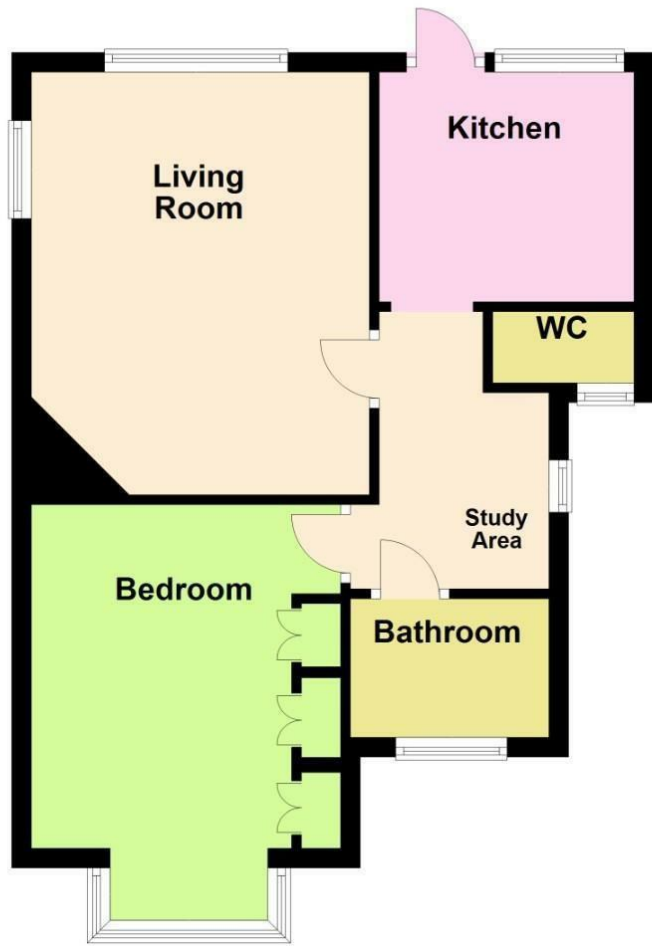


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Floor Plan



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	70	74
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.