



Foxdown Road, Brighton

Guide Price
£375,000
Freehold

- WELL PRESENTED TWO BEDROOM END OF TERRACE HOUSE
- PRIVATE DRIVEWAY & GARAGE
- OFFICE/GARDEN ROOM
- LOG BURNER
- HIGHLY SOUGHT AFTER WOODINGDEAN LOCATION
- AN OUTSTANDING REAR GARDEN WITH FIRE PIT & HOT TUB
- POTENTIAL TO EXTEND STAG
- NO ONWARD CHAIN

*** EXCEPTIONALLY LARGE GARDEN ***

Robert Luff & Co are delighted to bring to market this spacious, end of terrace house situated in the heart of Woodingdean. Foxdown Road is located just off Falmer road, providing great access to A23 & A27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; living room, dining room, kitchen, two double bedrooms, one family bathroom, and an outstanding private rear garden. Other benefits include; potential to extend STAG and a private driveway, garage & office/garden room.

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

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Driveway

Entrance Hall

Living Room 17 x 10'5 (5.18m x 3.18m)

Kitchen 13'9 x 8 (4.19m x 2.44m)

Dining Room 7'6 x 6'8 (2.29m x 2.03m)

Stairs to First Floor

Bedroom One 14'11 x 10'5 (4.55m x 3.18m)

Bedroom Two 10'8 x 9'8 (3.25m x 2.95m)

Bathroom

Garage

Office/Garden Room

AGENTS NOTES

FREEHOLD

EPC:C

COUNCIL TAX: C

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

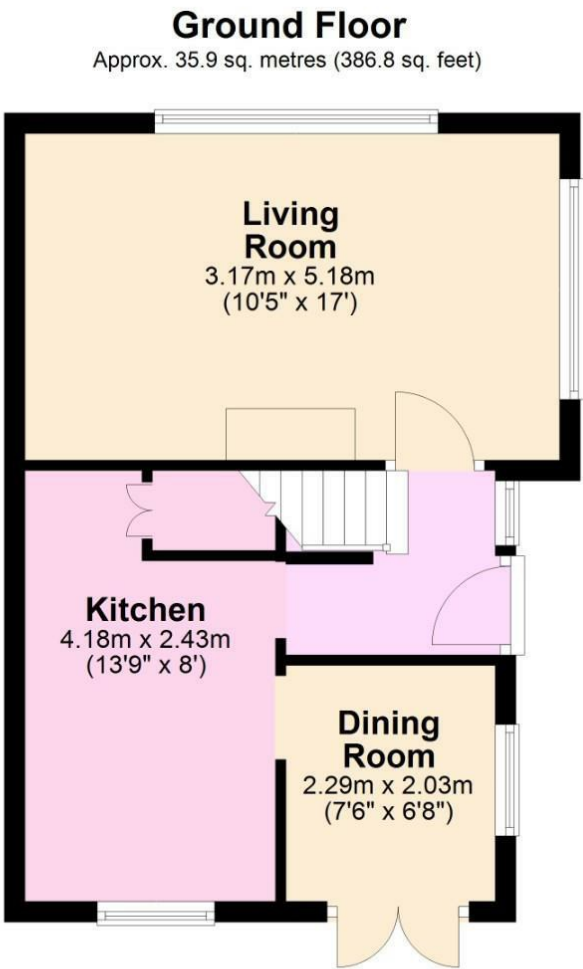
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Total area: approx. 69.9 sq. metres (752.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		71	86
(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 CO2 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 CO2 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.