



Asking Price  
**£425,000**  
Freehold

## Lower Bevendean

- FOUR DOUBLE BEDROOMS
- RECENTLY RENOVATED SEMI DETACHED HOUSE
- SELF CONTAINED ANNEXE, PREVIOUSLY RENTED FOR £1000 PER CALENDAR MONTH
- DRIVEWAY FOR MULTIPLE CARS
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this spacious four double bedroom, semi detached house situated in Bevendean. One of the standout features of this property is the annex in the garden, offering not only extra space but also the potential for rental income.

Parking will never be an issue with the convenience of space for multiple cars, making coming home a stress-free experience. And let's not forget the location - with close proximity to Brighton and Sussex Universities, this property is ideal for academics or students. Other benefits include; no onward chain and potential to extend STMP.

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

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## Accommodation

Driveway

Entrance Hall

**Sitting Room 16'4" x 10'9" (5.0 x 3.30)**

LVT tiled flooring, wall mounted radiator, spotlights, UPVC double glazed windows and doors leading to rear garden

**Kitchen 8'6" x 7'6" (2.60 x 2.30)**

LVT tiled flooring, mix of wall and base units with integrated appliances, integrated oven with induction hob, extractor fan, UPVC double glazed windows

**Downstairs WC**

Utility room + WC

**Bedroom Four 13'1" x 11'9" (4.0 x 3.60)**

LVT tiled flooring, UPVC double glazed bay window, spotlights, wall mounted radiator

**Stairs Leading To First Floor**

**Bedroom One 12'1" x 11'5" (3.70 x 3.50)**

Carpet flooring, UPVC double glazed bay window, spotlights, wall mounted radiator

**Bedroom Two 11'1" x 9'10" (3.40 x 3.0)**

Carpet flooring, UPVC double glazed windows, spotlights, wall mounted radiator

**Bedroom Three 8'6" x 7'6" (2.60 x 2.30)**

Carpet flooring, UPVC double glazed windows, spotlights, wall mounted radiator,

**Bathroom**

Walk in shower, bath, WC, vanity sink unit, UPC double glazed windows, heated towel rail

**Annex 16'4" x 8'6" (5.0 x 2.60)**

Laminate flooring, kitchenette with integrated oven and induction hob, sink, wall mounted heater, double glazed UPVC windows and doors. Shower room with; walk in shower, WC, sink, heated towel rail

**Agents Notes**

EPC Rating: D with potential of a B

Council Tax Band: C

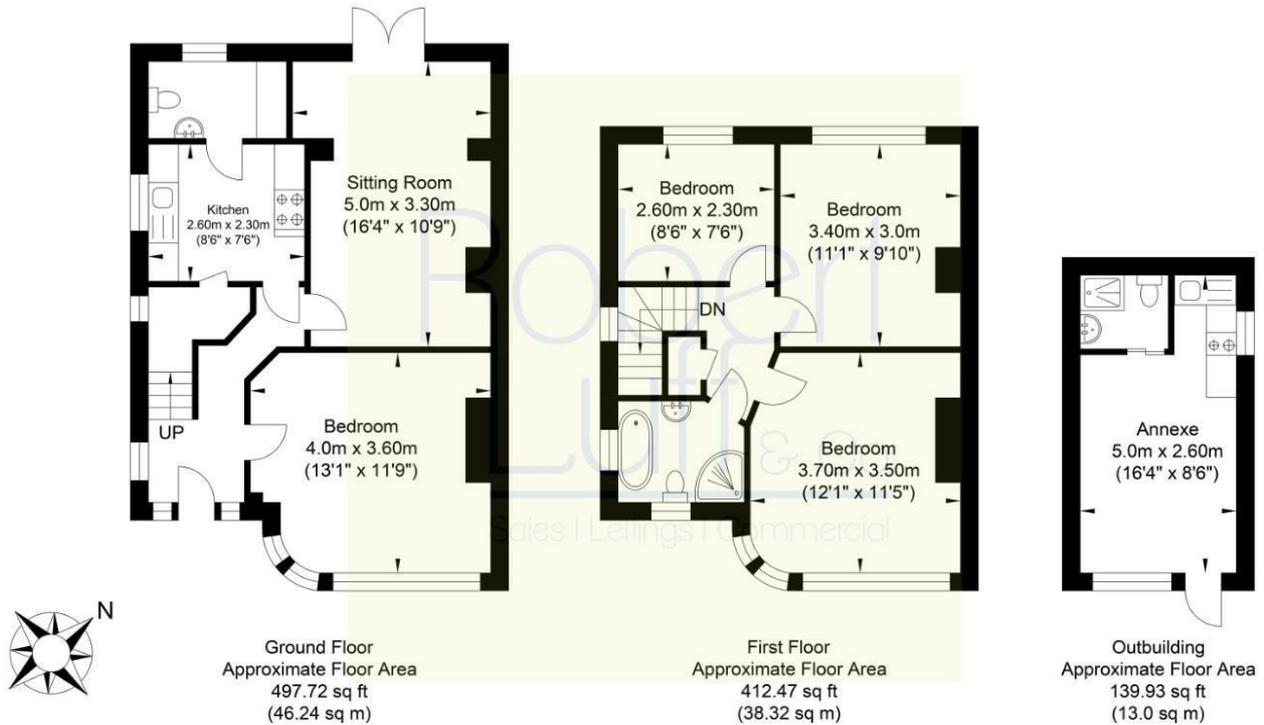


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# Lower Bevendean Avenue



Approximate Gross Internal Area = 97.56 sq m / 1050.12 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) <b>A</b>			<b>65</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.