



Asking Price
£290,000
Leasehold

Bates Road, Brighton

- ONE BEDROOM FLAT
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO PRESTON PARK
- PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO MAINLINE STATION
- GREAT TRANSPORT LINKS

Robert Luff & Co are delighted to bring to market this ground floor, one bedroom garden flat located in this highly sought after residential location. Bates Road offers easy access to both Brighton and Preston Park mainline stations, making it simple to commute to London and Gatwick. The property is also within walking distance to the beautiful Preston park, with over 65 acre of greens, tennis courts and cycling track.

Accommodation offers; reception room, separate kitchen, bedroom and bathroom. Other benefits include; own private garden and no onward chain.

T: 01273 921133 E:
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Accommodation

Reception Room 11'7 x 10'11 (3.53m x 3.33m)

Kitchen 8'8 x 8'8 (2.64m x 2.64m)

Bedroom 11'8 x 9'3 (3.56m x 2.82m)

Bathroom

Private Rear Garden

Agents Notes

Tenure: Leasehold: 94 Years Remaining

Maintenance Fee: £100 P/A

Ground Rent: £100 P/A

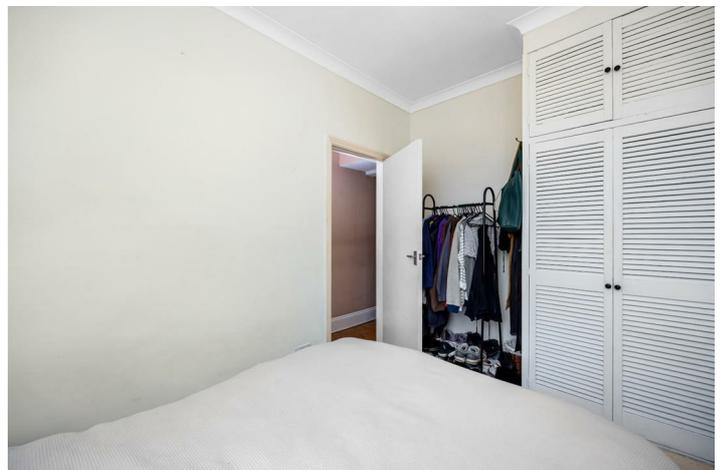
EPC Rating: TBC

Council Tax Band: A

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

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Bates Road



Approximate Floor Area
424.20 sq ft
(39.41 sq m)

Approximate Gross Internal Area = 39.41 sq m / 424.20 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.