



Coombe Road, Brighton

Guide Price
£385,000
Freehold

- A RARELY AVAILABLE THREE BEDROOM DETACHED HOUSE
- ADDITIONAL HOME OFFICE/WORKSHOP
- LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER BRIGHTON LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT
- SINGLE GARAGE
- NO ONWARD CHAIN

*** GUIDE PRICE £385,000 - £400,000 ***

Robert Luff & Co are delighted to bring to market this rarely available three bedroom detached house situated in Coombe Road. With an extensive range of local amenities situated close by on Coombe Road & Lewes Road, including cafes, shops and pubs, this is a hugely popular area. There are a number of well-regarded schools close-by, while Saunders Park with its children's playground is a short stroll away.

Accommodation offers; Living / dining room, separate kitchen, three bedrooms and family bathroom. Other benefits include; single garage, additional home office/workshop, landscaped rear garden and no onward chain.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 9'5 x 7 (2.87m x 2.13m)

Lounge/Diner 22'6 x 8'11 (6.86m x 2.72m)

Bedroom One 10 x 7'6 (3.05m x 2.29m)

Bedroom Two 9'11 x 9'2 (3.02m x 2.79m)

Bedroom Three 7 x 7 (2.13m x 2.13m)

Bathroom

Office 9'11 x 8'8 (3.02m x 2.64m)

Garage 14'10 x 8'8 (4.52m x 2.64m)

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: D

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Total area: approx. 82.0 sq. metres (882.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	70	
(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.