Robert Luff & Co

# Rudyard Road, Brighton

## Freehold - Offers In Excess Of £375,000

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## Description

Robert Luff & Co are delighted to bring to market this three bedroom terraced house, located in the heart of Woodingdean. Rudyard Road is located just off The Ridgeway, 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; Cosy living room, spacious dining room, kitchen with ample storage including a larder, three bedrooms and a family bathroom. Other benefits include; a short onward chain, stunning views over South Woodingdean and towards the sea, garage & off street parking

## Key Features

- THREE BEDROOM
- TERRACED HOUSE
- GARAGE & OFF STREET PARKING
- SHORT ONWARD CHAIN
- STUNNING VIEWS














**Entrance Hall**

**Living Room**
*3.76 x 3.05 (12'4" x 10'0")*

**Dining Room**
*5.11 x 2.18 (16'9" x 7'1")*

**Kitchen**
*3.30 x 2.29 (10'9" x 7'6")*

**Bedroom Three**
*3.37 x 2.51 (11'0" x 8'2")*

**Stairs Leading To First FLoor**

**Bedroom One**
*5.54 x 2.96 (18'2" x 9'8")*

**Bedroom Two**
*3.34 x 3.06 (10'11" x 10'0")*

**Bathroom**

**Agents Notes**
EPC Rating: TBC
Council Tax Band: C


















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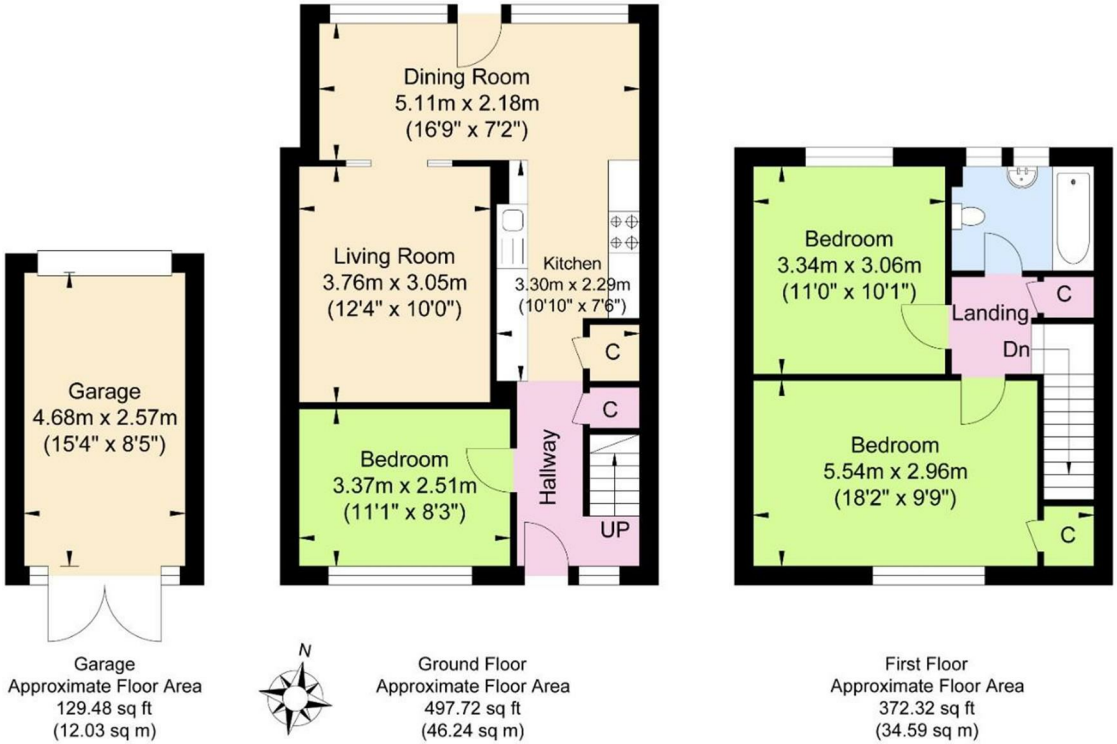


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# Floor Plan Rudyard Road

## Rudyard Road



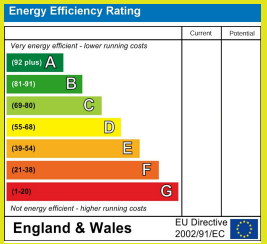

Garage
Approximate Floor Area
129.48 sq ft
(12.03 sq m)

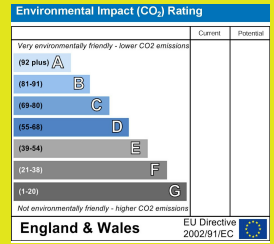
Ground Floor
Approximate Floor Area
497.72 sq ft
(46.24 sq m)

First Floor
Approximate Floor Area
372.32 sq ft
(34.59 sq m)

Approximate Gross Internal Area (Excluding Garage) = 80.83 sq m / 870.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.




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.

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