



## Midhurst Rise, Brighton

Price  
£500,000  
Freehold

- THREE BEDROOM SEMI DETACHED HOME
- LANDSCAPED REAR GARDEN
- OUTBUILDING
- MODERN DECOR THROUGHOUT
- OFF ROAD PARKING

Robert Luff & Co are delighted to bring to market this three bedroom semi detached family home located on Midhurst Rise, in Patcham. An excellent spot for families and commuters, Patcham offers a friendly environment with a variety of local eateries, independent shops and pubs as well as excellent transport links to Brighton City Centre and convenient access to the A23 & A27 road networks. Brighton and Preston Park Mainline Railway Stations provides regular services to Gatwick Airport and London.

Accommodation offers; Modern fitted kitchen/diner, living area, three bedrooms and modern fitted family bathroom. Other benefits include; landscaped rear garden, off street parking and outbuilding.

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

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Living Room 16'5 x 10'0 (5.00m x 3.05m)

Kitchen 14'8 x 11'5 (4.47m x 3.48m)

Dining Room 9'7 x 8'6 (2.92m x 2.59m)

WC

Stairs to first floor

Bedroom One 16'1 x 9'8 (4.90m x 2.95m)

Bedroom Two 13'5 x 10'0 (4.09m x 3.05m)

Bedroom Three 9'11 x 7'2 (3.02m x 2.18m)

Bathroom

Landscaped Rear Garden

Outbuilding 12'0 x 5'2 (3.66m x 1.57m)

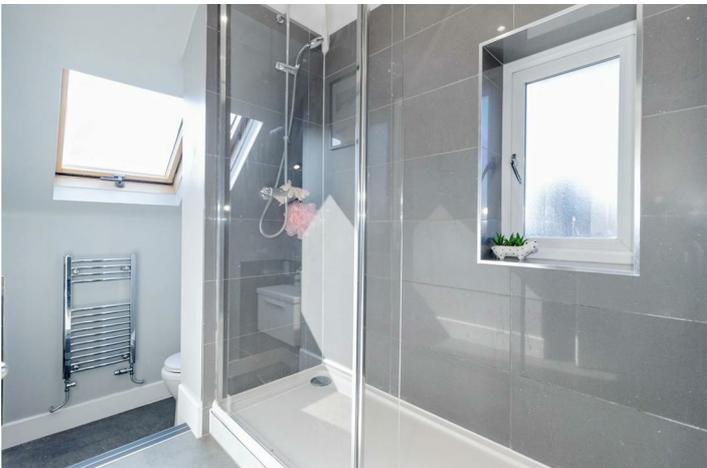
28 Blatchington Road, Hove, East Sussex, BN3 3YD

T: 01273 921133 E:

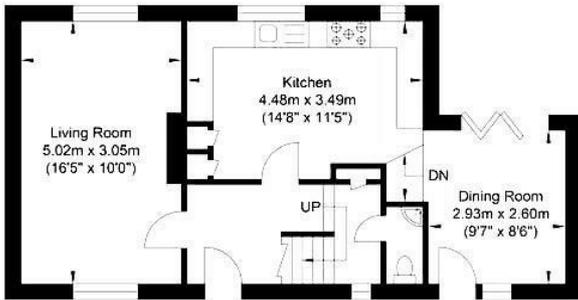
[www.robertluff.co.uk](http://www.robertluff.co.uk)



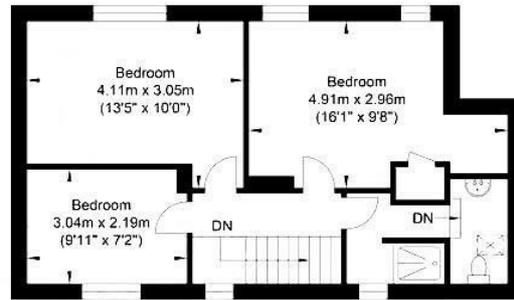
28 Blatchington Road, Hove, East Sussex, BN3 3YD  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



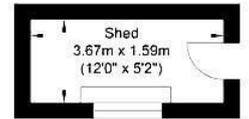
## Midhurst Rise



Ground Floor  
Approximate Floor Area  
497.40 sq ft  
(46.21 sq m)



First Floor  
Approximate Floor Area  
469.41 sq ft  
(43.61 sq m)



Outbuilding  
Approximate Floor Area  
62.86 sq ft  
(5.84 sq m)



Approximate Gross Internal Area = 95.66 sq m / 1029.67 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>			
(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>			
(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.