



## Park Close, Brighton



Guide Price  
£475,000  
Freehold

- THREE BEDROOM
- DETACHED BUNGALOW
- EXTENSIVELY RENOVATED
- NO ONWARD CHAIN THROUGHOUT INCLUDING NEW ROOF
- POTENTIAL TO EXTEND
- PRIVATE CLOSE & SECLUDED GARDEN

\*\*\*GUIDE PRICE £475,000 - £500,000\*\*\*

Robert Luff & Co are delighted to offer to market this detached, secluded, three bedroom bungalow ideally situated in this fantastic location close to the A27 with great direct bus links into Brighton and close to local supermarkets, the downs and Wild Park. Accommodation offers entrance hall, living room, modern fitted kitchen with appliances, three double bedrooms, bespoke bathroom and an outstanding rear garden. Other benefits include off road parking and single garage.

#### Accommodation & Features

This exceptional home offers spacious, light-filled accommodation comprising: welcoming entrance hall, comfortable living room with engineered oak flooring, refurbished modern kitchen with new worktops, sink, and integrated appliances, three generous double bedrooms, a newly fitted bespoke bathroom and secluded rear garden.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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



## Accommodation

### Agents Notes

Council Tax Band: D

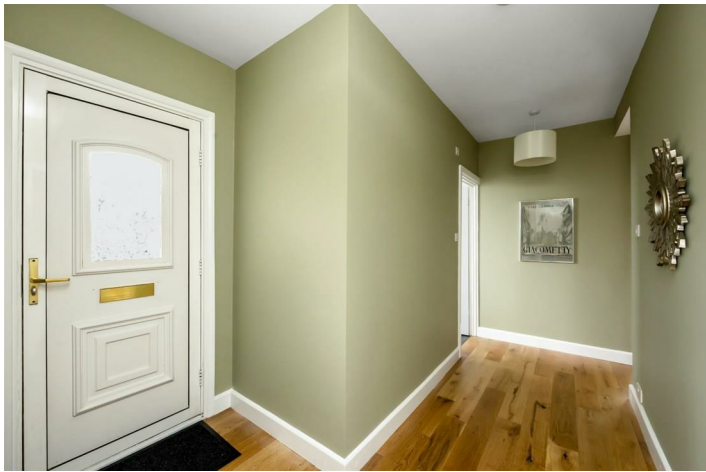
EPC: TBC





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Approximate Gross Internal (Excluding Outbuilding) Area = 79.65 sq m / 857.34 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.