



Union Close, Newhaven

Guide Price
£275,000
Freehold

- THREE BEDROOM SEMI DETACHED HOUSE
- EPC RATING: B
- LARGE KITCHEN / DINER
- ALLOCATED OFF STREET PARKING
- TWO BATHROOM
- PRIVATE REAR PATIO

GUIDE PRICE: £275,000 - £285,000

Robert Luff & Co are delighted to bring to market this spacious three bedroom semi detached home situated in this popular residential area. Union Close is located close to numerous local amenities including shopping facilities and local schools. Newhaven Train Station is approximately 0.5 miles away and Brighton City Centre is just a short journey along the coast road.

Accommodation offers; Living room, kitchen / diner, ground floor WC, two double bedrooms and one single bedroom/office, family bathroom and en-suite shower room. Other benefits include; off street allocated parking, private rear patio and double glazing throughout.

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Accommodation

Entrance Hall

Kitchen / Diner 12'5 x 10 (3.78m x 3.05m)

Living Room 11'11 x 17'8 (3.63m x 5.38m)

Ground Floor WC

Stairs Leading To First Floor

Bedroom One 9'11 x 9'1 (3.02m x 2.77m)

En-Suite Shower Room

Bedroom Two 10'11 x 9'11 (3.33m x 3.02m)

Bedroom Three 7'5 x 7'5 (2.26m x 2.26m)

Family Bathroom 6'6 x 6'2 (1.98m x 1.88m)

Agents Notes

Council Tax Band: C

EPC Rating: B

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

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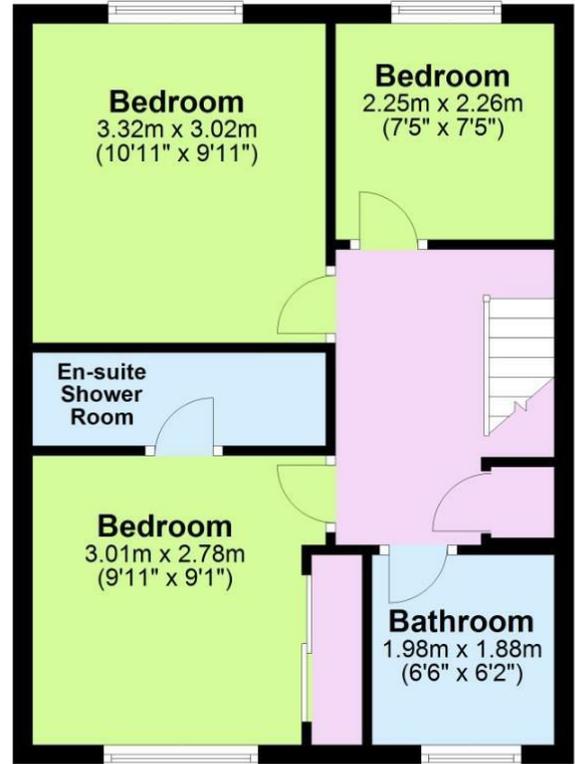
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(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.