



Coombe Road, Brighton

Asking Price
£205,000
Leasehold

- ONE BEDROOM FLAT
- GROUND FLOOR
- OWN STREET ENTRANCE
- NO ONWARD CHAIN
- OFF STREET PARKING
- RECENTLY RENOVATED

Robert Luff & Co are delighted to bring to market this one bedroom, ground floor flat situated on Coombe Road. Coombe Road is centrally located and has 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 and Moulscombe train station is a short stroll away

Accommodation offers; Open planned kitchen / lounge, double bedroom and bathroom. Other benefits include; new lease on completion, recently renovated, own street entrance, off street parking and no onward chain.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Own Street Entrance

Open Planned Kitchen / Lounge 16'4" x 13'1" (5.00 x 4.00)

Laminate flooring through out, wall mounted radiators, mix of wall and base units, integrated oven with induction hob, space for fridge freezer, box bay with sash windows

Hallway

Laminate flooring, wall mounted radiator, storage cupboard with plumbing for washing machine

Bedroom 11'2" x 11'3" (3.40m x 3.43m)

Laminate flooring, wall mounted radiator, windows facing rear, comicing

Bathroom

Tiled flooring, bath with overhead shower, sink, WC, extractor fan

Off Street Parking

Off street parking for one car

Agents Notes

Lease Length - New Lease On Completion

EPC - TBC

COUNCIL TAX BAND - B

Service Charge - £1200 PA



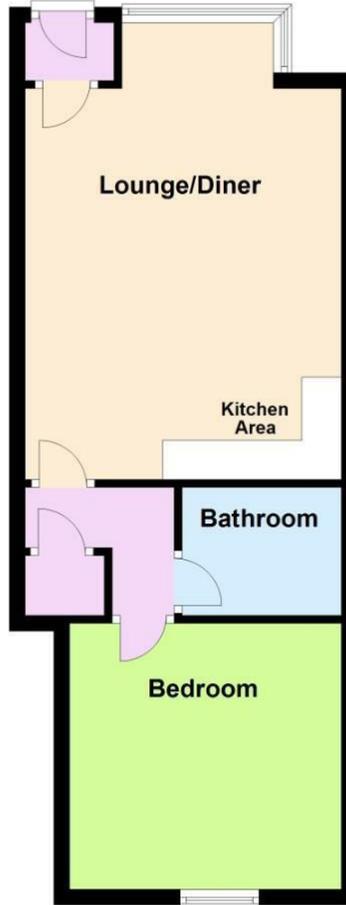
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Floor Plan

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.