



## Withdean Rise, Brighton



Guide Price  
£700,000  
Freehold

- FOUR BEDROOM DETACHED FAMILY HOME
- SINGLE GARAGE
- GOOD DECORATIVE ORDER THROUGHOUT
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- LOCATED IN A QUIET RESIDENTIAL CLOSE

\*\*\* GUIDE PRICE £700,000 - £750,000 \*\*\*

Robert Luff & Co are delighted to offer for sale this outstanding detached family home situated in a private, quiet residential close tucked away from London Road. This detached residence consists of four bedrooms, fitted bathroom, through lounge diner, separate kitchen and ground floor WC. Neo-Georgian in style, this 1970's build also benefits from a single garage, landscaped rear garden, side access and no onward chain.

Nearby London Road allows an easy route in and out of the city with fast access to the A27 and A23 which are just minutes away, as is the South Downs National Park. Good local state and independent schools can be found in this district including Vardean & Dorothy Stringer, along with other amenities such as Preston Park, a range of local shopping amenities at Preston Village and a further range of shops, restaurants and cafes in Patcham Village. Preston Park mainline station is also in close proximity with direct commuter links to London.

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

Robert  
Luff & Co  
Sales | Lettings | Commercial



FREEHOLD  
EPC: D  
COUNCIL TAX BAND: E

## Accommodation

### Entrance Hall

Under stair Storage

### Ground Floor WC

WC. Wash hand basin vanity. Double glazed window to side.

### Kitchen 13'4 x 8'5 (4.06m x 2.57m)

Fitted kitchen with matching wall and base units. Worktop incorporating sink/drain unit. Oven and gas hob. Space for fridge/freezer, washing machine and dishwasher. Radiator. Double glazed window to side and rear. Door to garden.

### Living/Dining Room 22'10 x 16'11 (6.96m x 5.16m)

Double glazed bay window to front. Feature fireplace. Two radiators. Serving hatch to kitchen. Double glazed window to side. Double glazed sliding doors to rear garden.

### Stairs to first floor

### Bedroom One 13'9 x 11'10 (4.19m x 3.61m)

Double glazed bay window to front. Radiator. Built in wardrobe. Door to balcony.

### Balcony

### Bedroom Two 12'5 x 8'4 (3.78m x 2.54m)

Double glazed window to rear. Radiator. Built in wardrobe.

### Bedroom Three 9'3 x 8'10 (2.82m x 2.69m)

Double glazed window to front. Radiator. Built in wardrobe.

### Bedroom Four 8'4 x 8'0 (2.54m x 2.44m)

Double glazed window to rear. Radiator.

### Bathroom

Bath with shower overhead. WC. Wash hand basin. Radiator. Double glazed window to rear.

### AGENTS NOTES

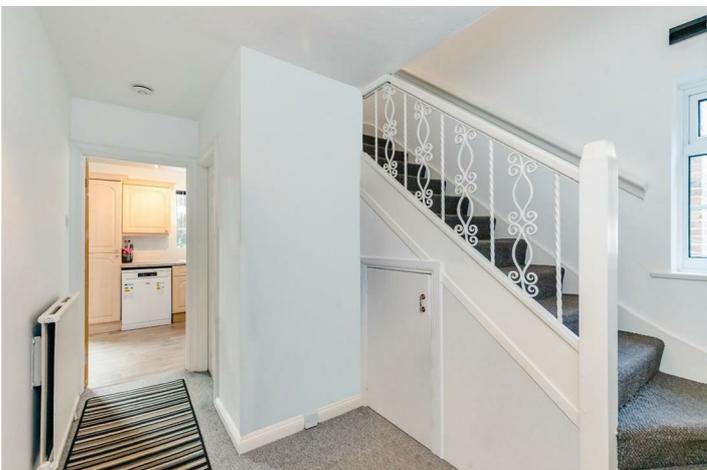
28 Blatchington Road, Hove, East Sussex, BN3 3YU

T: 01273 921133 E:

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

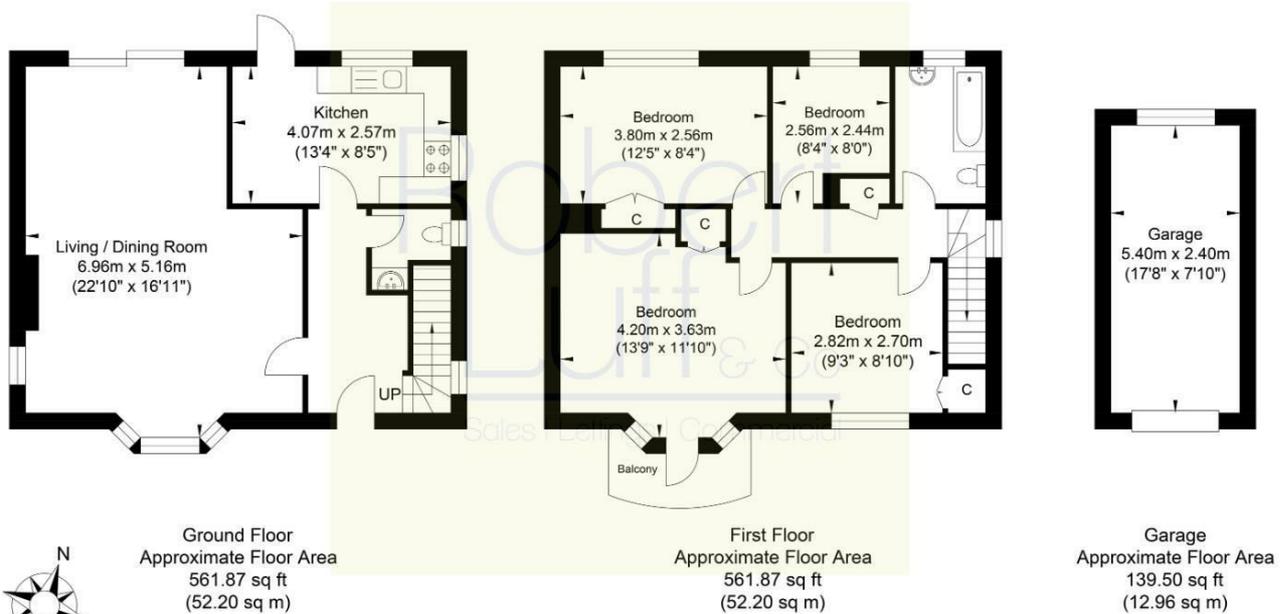


28 Blatchington Road, Hove, East Sussex, BN3 3YU  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



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

# Withdean Rise



Approximate Gross Internal Area = 117.36 sq m / 1263.25 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.