



Withyham Avenue, Brighton

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- UNDERFLOOR HEATING
- OPEN PLAN LIVING
- LONG LEASE
- EPC RATING 73
- NO CHAIN

Guide Price
£200,000
Leasehold

GUIDE PRICE ***£200,000 - £225,000***

Robert Luff & Co are delighted to offer this fantastic, light and spacious ground floor flat which has been finished to an extremely high standard throughout, creating a comfortable and beautifully presented home. The accommodation comprises spacious entrance hallway with storage cupboard, good size double bedroom with floor to ceiling window, bathroom with modern white suite, living room again with floor to ceiling window and stunning open plan kitchen with integrated appliances. Both the living room and bedroom take full advantage of the favoured Westerly aspect, taking in the sunshine all day long. The apartment also benefits from under floor heating throughout, access to a large landscaped roof terrace and security entry system.

Baltic View is located in a popular residential area in West Saltdean. A host of lovely footpaths are within a short distance of the property giving easy access to the stunning South Downs National Park providing wonderful walks and outstanding views of the area. Local amenities are all within easy reach, there is Lustrells Vale with a butchers, Co-op, laundrette and buses. Saltdean Park and the famous Art deco Lido, offering a variety of leisure activities. A selection of shops and pubs are located in Longridge Avenue. Bus routes are found on Saltdean Vale, Lustrells Vale and Longridge Avenue and also on Marine Drive. Brighton's Mainline Railway Station, is approximately 5 miles away.

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Accommodation

Entrance Hall

Large L-shaped hall, storage cupboard housing water tank, with doors leading to;

Open Plan Living Room 27'0" x 10'7" (8.25 x 3.24)

Kitchen; Under floor heating, mixture of wall and base units, integrated electric oven, induction hob, space for washing machine, space for tall fridge freezer, vinyl flooring

Lounge; Carpet flooring, under floor heating, large West facing floor to ceiling windows

Bedroom 14'2" x 9'10" (4.33 x 3.01)

Underfloor heating, carpet flooring, built in wardrobe, large West facing floor to ceiling window

Bathroom 7'6" x 8'3" (2.29 x 2.54)

Vinyl flooring, underfloor heating, WC, sink, bath with overhead shower, extractor fan

Estate Agency Act 1979

In accordance with the Estate Agency Act 1979, the vendor of this property is a member of staff or related to a member of staff of Robert Luff & Co.

Agents Notes

Lease: 112 Years

Service Charge: £117.22 Per Month

Ground Rent: TBC

EPC: C

Council Tax Band: B



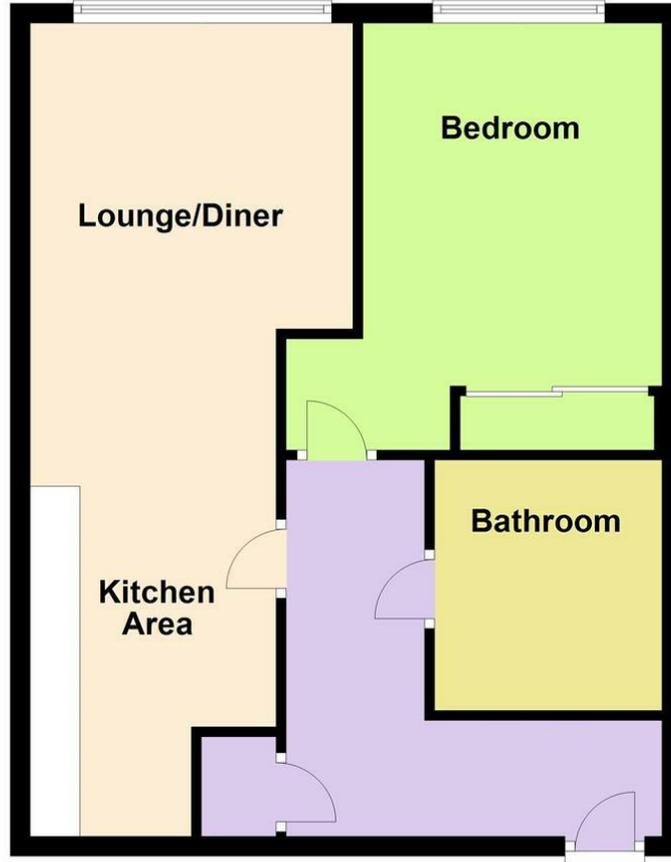
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Floor Plan

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 52.4 sq. metres (563.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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 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.