



3



1



1



Description

Robert Luff & Co are delighted to bring to market this three bedroom terraced house, located in the heart of Woodingdean. Rudyard Road is located just off The Ridgeway, providing great access to A23 & A27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; Cosy living room, spacious dining room, kitchen with ample storage including a larder, three bedrooms and a family bathroom. Other benefits include; a short onward chain, stunning views over South Woodingdean and towards the sea, garage & off street parking

Key Features

- THREE BEDROOM
- TERRACED HOUSE
- GARAGE & OFF STREET PARKING
- SHORT ONWARD CHAIN
- STUNNING VIEWS



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Entrance Hall

Living Room

3.76 x 3.05 (12'4" x 10'0")

Dining Room

5.11 x 2.18 (16'9" x 7'1")

Kitchen

3.30 x 2.29 (10'9" x 7'6")

Bedroom Three

3.37 x 2.51 (11'0" x 8'2")

Stairs Leading To First Floor

Bedroom One

5.54 x 2.96 (18'2" x 9'8")

Bedroom Two

3.34 x 3.06 (10'11" x 10'0")

Bathroom

Agents Notes

EPC Rating: TBC

Council Tax Band: C



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



robertluff.co.uk

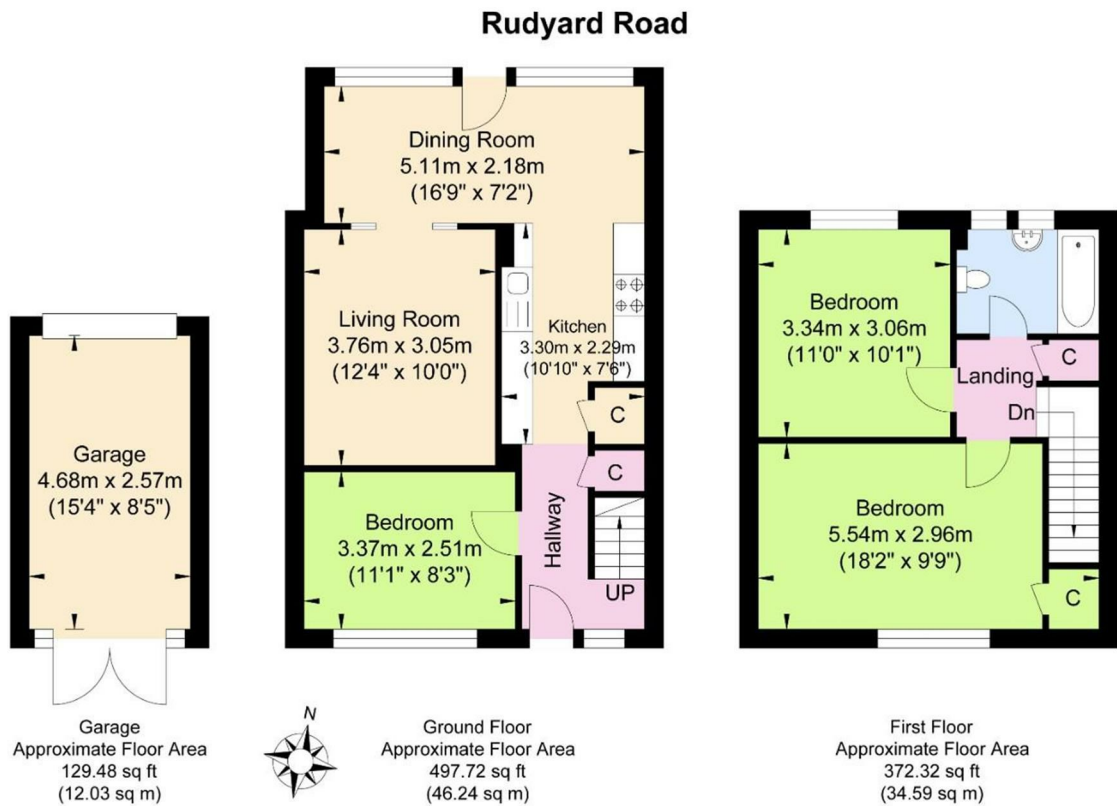
28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Floor Plan Rudyard Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN
01273 921133 |