



Station Road, Brighton



Guide Price
£305,000
Share of Freehold

- TWO BEDROOM APARTMENT
- NO ONWARD CHAIN
- IDEAL CENTRAL PORTSLADE LOCATION
- MOMENT FROM PORTSLADE TRAIN STATION
- WELL PRESENTED, PRIVATE REAR GARDEN
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO LOCAL AMENITIES

*** GUIDE PRICE £305,000 - £325,000 ***

Robert Luff & Co are delighted to bring to market this spacious two bedroom ground floor garden apartment. Located on Station Road this property is just minutes away from a huge variety of cafes, shops and bus routes. Portslade Train Station which has direct links into Brighton and London Victoria is located at the top of Boundary Road and the seafront is approximately 0.2km in distance.

Accommodation offers; spacious lounge/diner, separate kitchen, two bedrooms and a family shower room. Other benefits include; no onward chain, a share of freehold and well presented rear garden.

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Accommodation

Entrance Hall

Lounge/Diner 12'9 x 11'10 (3.89m x 3.61m)

Kitchen 11'10 x 6'11 (3.61m x 2.11m)

Bedroom One 16'2 x 15'4 (4.93m x 4.67m)

Bedroom Two 16'6 x 5'9 (5.03m x 1.75m)

Shower Room

AGENTS NOTES

SHARE OF FREEHOLD

SC: As and When

GR - N/A

Council Tax: B

EPC: D

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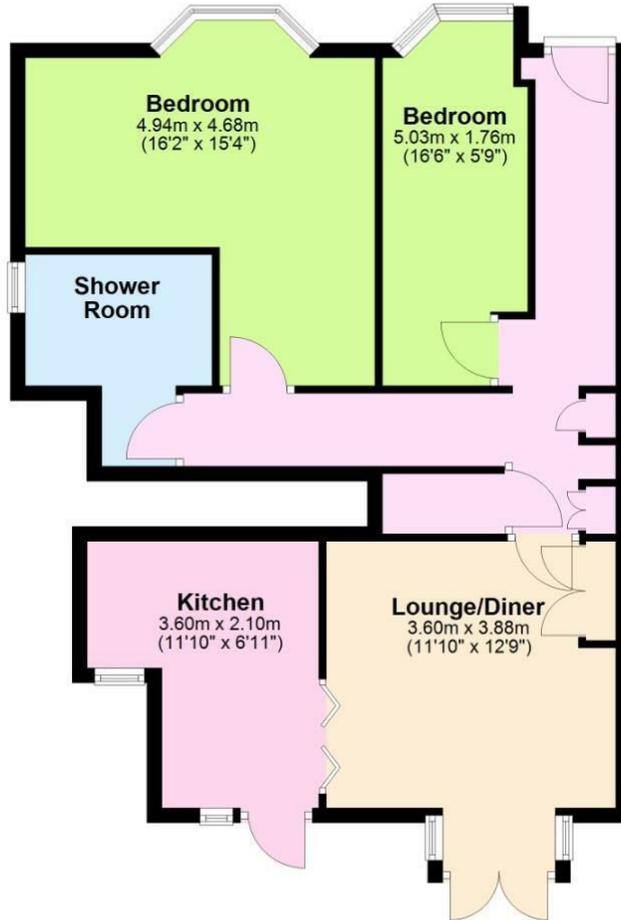
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Floor Plan

Approx. 71.3 sq. metres (767.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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.