




# St. Andrews Road, Brighton

Asking Price

£350,000

Share of Freehold

- TWO BEDROOM APARTMENT
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND INTO THE LOFT

Robert Luff & Co are delighted to bring to market this spacious two bedroom first floor flat. St Andrews Road is situated in a quiet residential street off popular Boundary 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 0.5km in distance.

Accommodation offers; spacious lounge/diner, separate kitchen, two double bedrooms and a family bathroom. Other benefits include; no onward chain, a share of freehold and potential to extend into the loft

T: 01273 921133 E:
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## Accommodation

### Entrance Hall

### Lounge/Diner 16'11" x 16'8" (5.16 x 5.09)
Carpet flooring, wall mounted radiator, bay window with original sash windows + additional sash window, open fire with log burner, cornicing



### Kitchen 10'5" x 7'4" (3.20 x 2.24)
Tiled flooring, mix of wall and base units, space for all appliances, inset oven and hob with extractor over head, sash window

### Bedroom One 13'6" x 10'9" (4.12 x 3.29)
Carpet flooring, wall mounted radiator, sash window



### Bedroom Two 12'8 x 10'8 (3.86m x 3.25m)
Carpet flooring, wall mounted radiator, sash window

### Bathroom
Fully tiled suite. Bath. Walk in shower. WC. Wash hand basin. Heated towel rail. Window

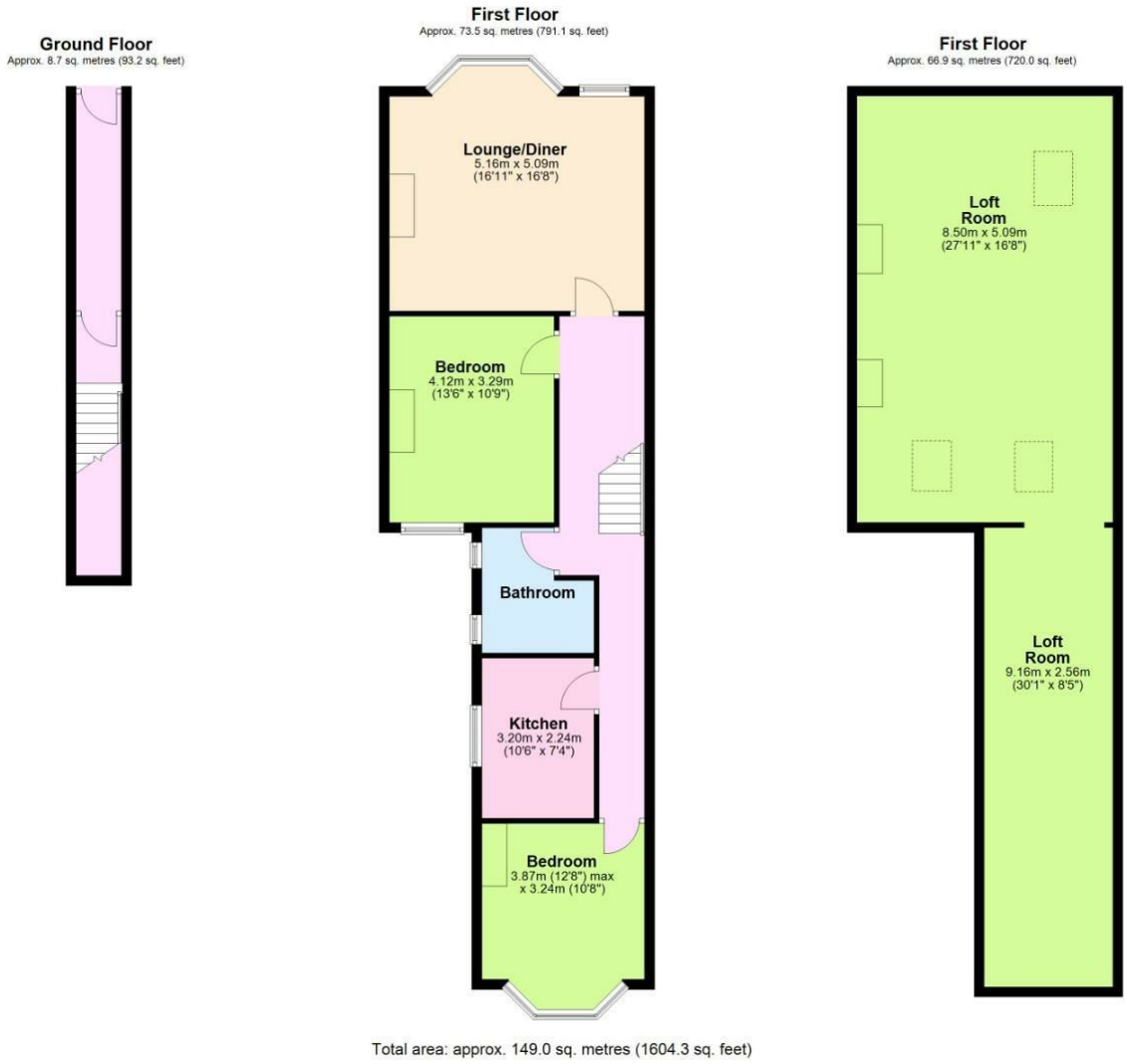
### Loft Room 27'11 x 16'8 (8.51m x 5.08m)



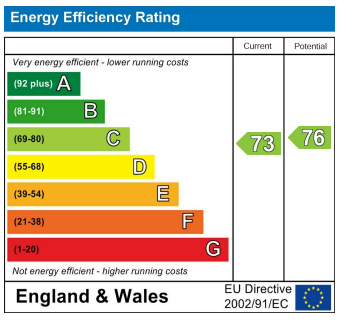
### Agents Notes
Tenure: Share Of Freehold
Maintenance: As & When
EPC Rating: C
Council Tax Band: B

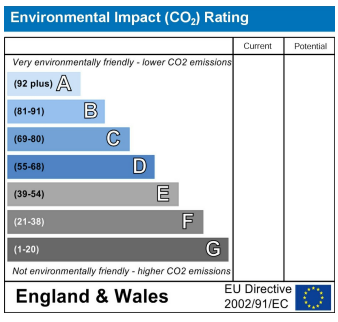
28 Blatchington Road, Hove, East Sussex, BN3 3YN
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# Floorplan




Total area: approx. 149.0 sq. metres (1604.3 sq. feet)




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.

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