Robert Luff & Co

Old Shoreham Road, Brighton

Freehold - Guide Price £325,000

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*** GUIDE PRICE £325,000 - £350,000 ***

Robert Luff & Co are delighted to bring to market this spacious three bedroom, end of terrace house. The property is within easy reach of Portslade Old Village and provides easy access to public transport to Brighton & Hove. The closest green space is Victoria Park, which is 500 yards away. Also within easy access are Portslade Health Centre, primary and secondary schools as well as Holmbush Shopping Centre, Sainsbury's and the Brighton bypass. Portslade station is just a mile away.

Accommodation offers; Living room benefitting from a working fireplace, fitted kitchen including all white goods, conservatory which opens onto a decking area which itself leads onto a mature landscape garden, which includes a pond, a paved path to a patio/barbecue area and a garden shed. Stairs leading to the first floor; Bedroom one with walk-in closet space, bedroom two with built in wardrobes and bedroom three. Other benefits include; off street parking, fully boarded and newly felted loft space, no onward chain and potential to extend STNP.

Key Features

- THREE BEDROOMS
- END OF TERRACE HOUSE
- NO ONWARD CHAIN
- OFF STREET PARKING
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND STNP

Entrance Hall

Living Room
4.62 x 3.61 (15'1" x 11'10")

Kitchen
3.61 x 3.30 (11'10" x 10'9")

Conservatory/Dining Room
4.19 x 3.82 (13'8" x 12'6")

Shower Room

Stairs Leading To First Floor

Bedroom One
4.39 x 3.05 (14'4" x 10'0")

Bedroom Two
3.95 x 3.03 (12'11" x 9'11")

Bedroom Three
2.93 x 2.19 (9'7" x 7'2")

Rear Garden

Agents Notes
EPC Rating: TBC
Council Tax Band: C







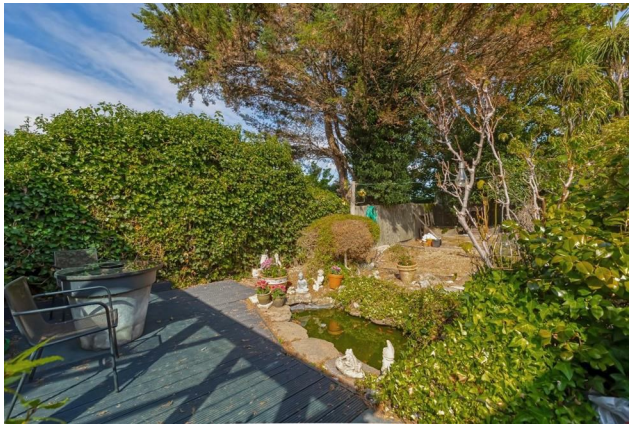


















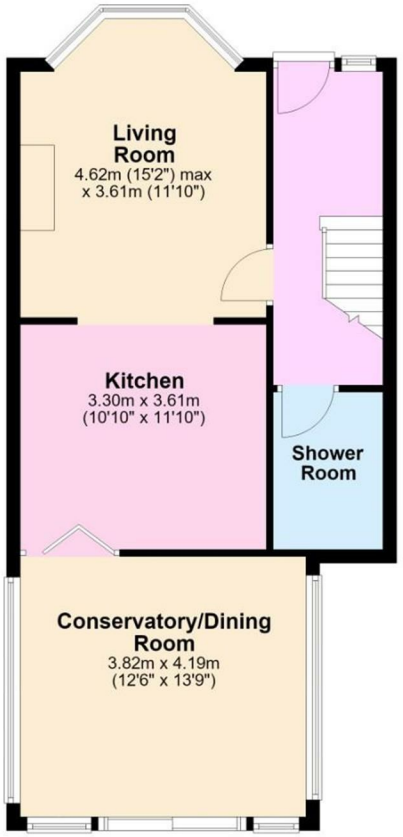




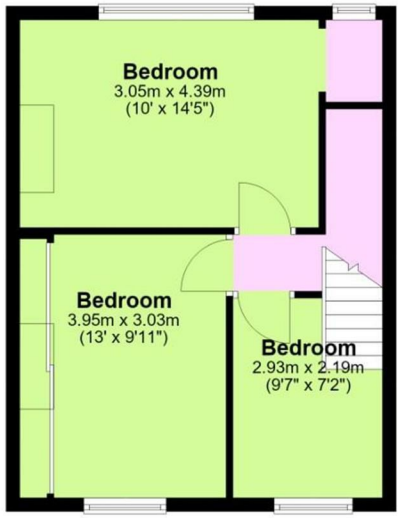


Floor Plan Old Shoreham Road

Ground Floor
Approx. 54.1 sq. metres (582.8 sq. feet)

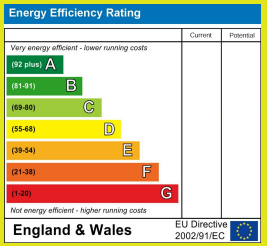


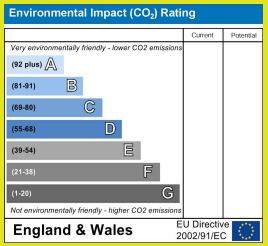
First Floor
Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 91.4 sq. metres (984.0 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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