



## Ashburnham Drive, Brighton



Guide Price  
£475,000  
Freehold

- THREE BEDROOM & TWO BATH
- SEMI DETACHED HOUSE
- DRIVEWAY FOR MULTIPLE CARS
- GREAT DECORATIVE ORDER THROUGHOUT
- OVER 1100 SQ.FT
- IDEAL FAMILY HOME

\*\*\*GUIDE PRICE: £475,000 - £500,000\*\*\*

Robert Luff & Co are delighted to offer to market this semi-detached family home ideally situated in this fantastic location close to the A27 with great direct bus links into Brighton and close to local supermarkets and the downs. Accommodation offers entrance hall, living/dining room, modern fitted kitchen with integrated appliances, principle bedroom with en-suite wet room and landscaped rear garden. Upstairs are two double bedrooms and a modern fitted bathroom. Other benefits include off road parking for three cars.

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## Accommodation

### Entrance Porch

Two double-glazed windows.

### Kitchen 10'9" x 8'0" (3.30m x 2.44m)

A range of matching wall and base units. Quartz worktop incorporating a Villeroy & Boch undermount ceramic sink with mixer tap and drainer. Built in electric oven. Built in electric hob. Integrated washer/dryer. Integrated dishwasher. Extractor fan. Integrated Fridge & Freezer. Under unit LED lights. Two double-glazed windows. Tiled Floor.

### Lounge/Diner 20'11" x 16'11" (6.40m x 5.18m)

Tiled floor. Feature electric fireplace. Two radiators. Sliding doors and double doors leading to garden.

### Bedroom One 20'2" x 10'7" (6.17m x 3.23m)

Double-glazed window to rear. Two radiators. Tiled floor. Bi-folding doors leading to garden. Door leading to:

### En-Suite

Wet room walk in shower. Low level flush WC. Wash hand basin. Fully tiled walls and floor. Mirror with integrated LED lighting.

### Bedroom Two 14'11" x 10'11" (4.57m x 3.35m)

Double-glazed window to front and rear. Window seat. Radiator. Solid wood floor. Panelled walls.

### Bedroom Three 10'0" x 8'9" (3.05m x 2.69m)

Double-glazed window to side. Bespoke built in wardrobes. Solid wood floor. Radiator.

### Bathroom

Panel enclosed bath with shower over. Wash hand basin. Low level flush WC. Tiled floor and walls. Double-glazed window to side. Heated towel rail.

### Driveway

Paved driveway with parking for three cars.

### Rear Garden

Landscape rear garden with patio. Stairs leading to lawn area with flower borders. Shed.

### AGENTS NOTES

Council Tax: C

EPC: C



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# Floorplan

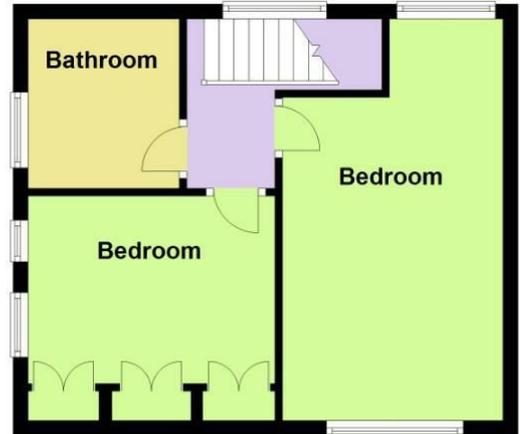
## Ground Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 104.2 sq. metres (1121.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.