



Rowan Close, Brighton



Guide Price
£340,000
Share of Freehold

- A BEAUTIFULLY PRESENTED TWO BEDROOM, GROUND FLOOR APARTMENT
- REAR GARDEN
- IDEAL FIRST TIME BUY
- ALLOCATED PARKING
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO PORTSLADE VILLAGE

*** GUIDE PRICE £340,000 - £360,000 ***

Robert Luff & Co are delighted to bring to market this two bedroom ground floor apartment located in Rowan Mews, Portslade. Conveniently located within reach of the green open spaces of the South Downs, Rowan Mews benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; Open plan kitchen/living area, two double bedrooms, modern fitted bathroom, family bathroom, landscaped rear garden and allocated parking.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Kitchen/Living Room 18'3 x 13'9 (5.56m x 4.19m)

Bedroom One 13'11 x 11 (4.24m x 3.35m)

Bedroom Two 11'7 x 11'6 (3.53m x 3.51m)

Bathroom

Agents Notes

Share of Freehold

Maintenance: £400 PA

EPC: B

Council Tax Band: B



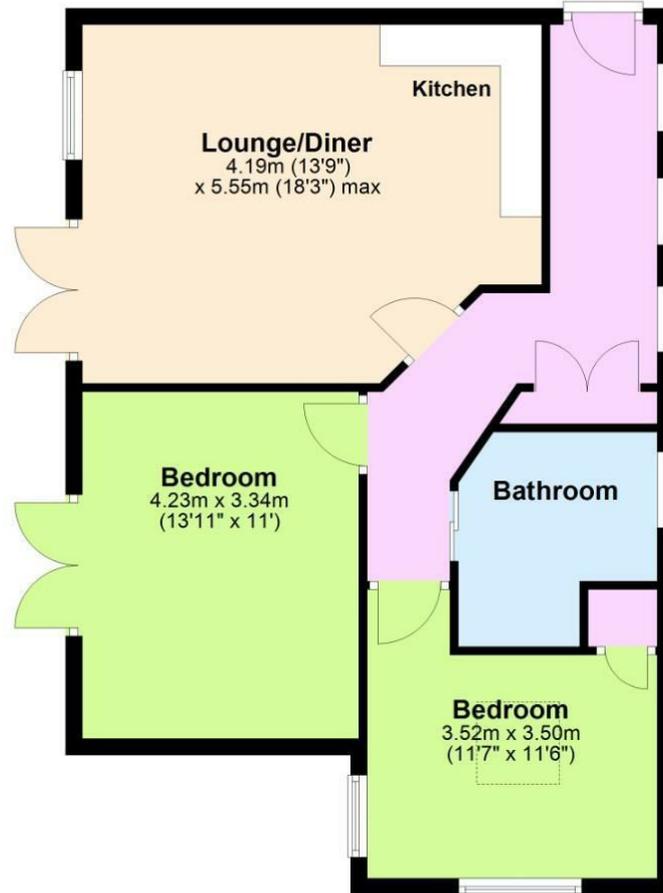
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Floor Plan

Approx. 66.4 sq. metres (714.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.9 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.