



## Elm Road, Brighton



Offers In Excess Of  
£465,000  
Freehold

- AN OUTSTANDING TWO BEDROOM TERRACED HOUSE
- LANDSCAPED REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY
- OPEN PLAN KITCHEN/DINER

Robert Luff & Co are delighted to bring to market this two double bedroom extended terraced house situated in the ever popular Elm Road. Located in this extremely popular but rarely available residential location this property benefits from being in close proximity to local shops, Portslade old village, Local schools and Fishergate & Portslade train stations with commuter links to London. Also benefiting from local bus services and easy access to the A23/A27.

Accommodation briefly includes; Modern fitted kitchen/diner with access to rear garden, living area with log burner, Ground floor cloakroom, stairs leading to first floor; two double bedrooms and family bathroom. Other benefits include a landscaped rear garden, modern decor and double glazing throughout with bespoke shutters.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Living Room 22'5 x 9'4 (6.83m x 2.84m)

Kitchen/Diner 20 x 14'8 (6.10m x 4.47m)

WC

Bedroom One 14'8 x 10'7 (4.47m x 3.23m)

Bedroom Two 11'10 x 9'3 (3.61m x 2.82m)

Bathroom 11'2 x 6'6 (3.40m x 1.98m)

### AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: C

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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# Floorplan



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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.