



## Foredown Road, Brighton

Asking Price  
**£275,000**  
Leasehold

- THREE BEDROOM APARTMENT
- OWN STREET ENTRANCE
- COMMUNAL PARKING
- GROUND FLOOR
- SOUTH FACING LOUNGE/DINER
- EXCELLENT COMMUTER LINKS

Robert Luff & Co are delighted to bring to market this spacious three bedroom, ground floor apartment. Parker Court is situated on Foredown Road which is within five minutes walk of local shops and amenities in Burlington Parade and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive.

Accommodation offers; south facing lounge/diner, separate modern kitchen, three bedrooms and a family bathroom. Other benefits include; own street entrance and communal parking

T: 01273 921133 E:  
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## Accommodation

Porch

Lounge/Diner 15'5" x 10'10" (4.72 x 3.31)

Kitchen 11'9" x 8'9" (3.59 x 2.68)

Bedroom One 11'7" x 10'10" (3.55 x 3.31)

Bedroom Two 11'6" x 9'5" (3.53 x 2.89)

Bedroom Three 11'6" x 7'5" (3.53 x 2.27)

Bathroom

### Agents Notes

Tenure: Leasehold 87 years

Service Charge: £87 Per Month

Ground Rent: £10 Per Year

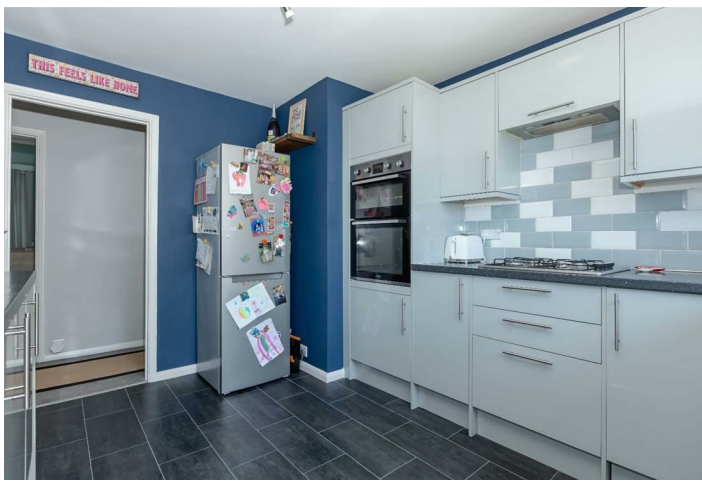
EPC Rating: C

Council Tax Band: B

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

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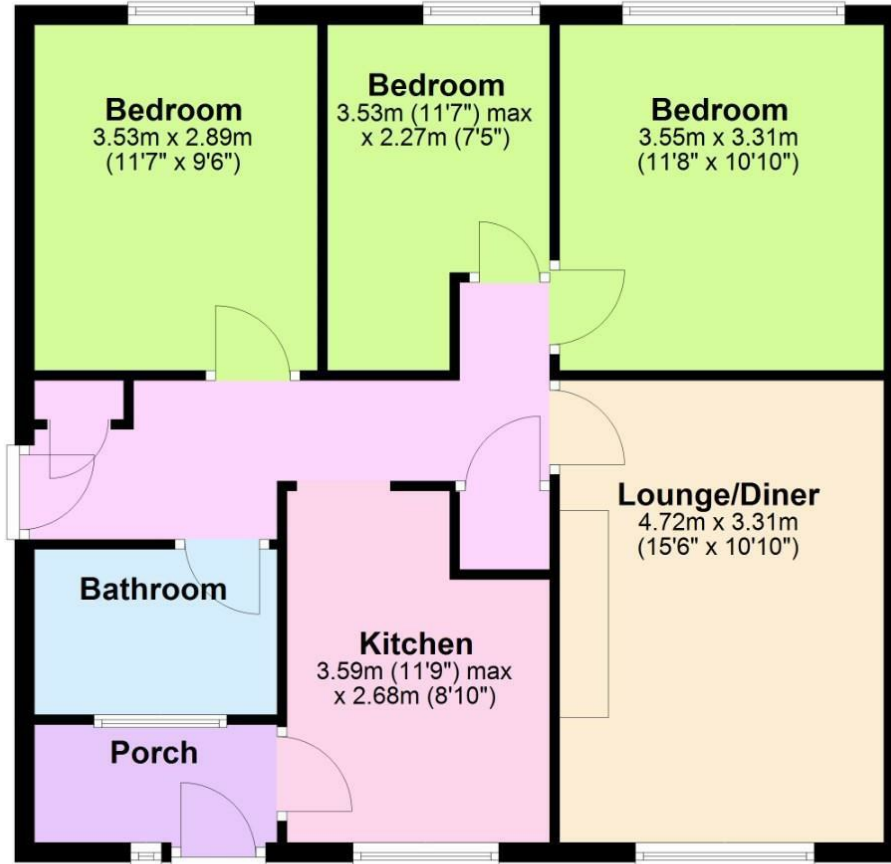
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### Floor Plan

Approx. 72.5 sq. metres (780.0 sq. feet)



Total area: approx. 72.5 sq. metres (780.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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>		70	76
		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.