



4



1



2



Description

Robert Luff & Co are delighted to bring to market this spacious, detached house situated in the heart of Woodingdean. The Brow is located just off Falmer road, providing great access to A23 & A27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; living/dining room, separate kitchen leading to utility room, four double bedrooms, one family bathroom, one en-suite WC and a beautifully presented wrap around rear garden. Other benefits include; potential to extend STNP, private driveway and garage.



Key Features

- A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE
- HIGHLY SOUGHT AFTER WOODINGDEAN LOCATION
- SUBSTANTIAL CORNER PLOT
- PRIVATE DRIVEWAY
- BEAUTIFULLY PRESENTED WRAP AROUND REAR GARDEN
- CLOSE TO LOCAL AMENITIES

robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Robert
Luff & Co



Entrance Hall

Kitchen

2.79m x 2.74m (9'2 x 9)

Utility Room

Living Room

5.54m x 3.94m (18'2 x 12'11)

Bedroom Four

3.61m x 3.05m (11'10 x 10)

Ground Floor Shower Room

Bedroom Two

4.04m x 3.07m (13'3 x 10'1)

Bedroom Three

4.04m x 2.97m (13'3 x 9'9)

Family Bathroom

Bedroom One

8.23m x 2.51m (27 x 8'3)

En-Suite WC

Garage

5.26m x 2.95m (17'3 x 9'8)

AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX: E



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

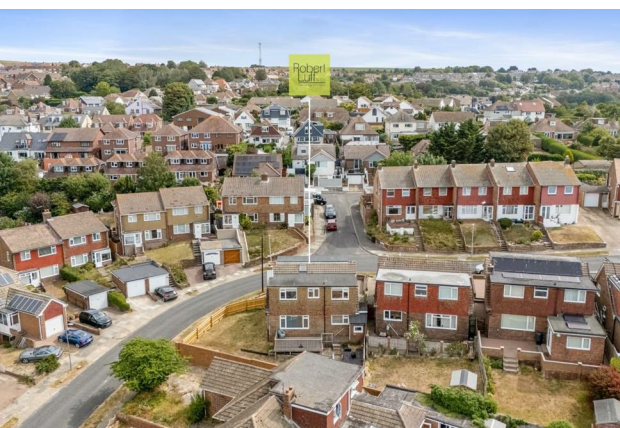
Robert
Luff & Co



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co

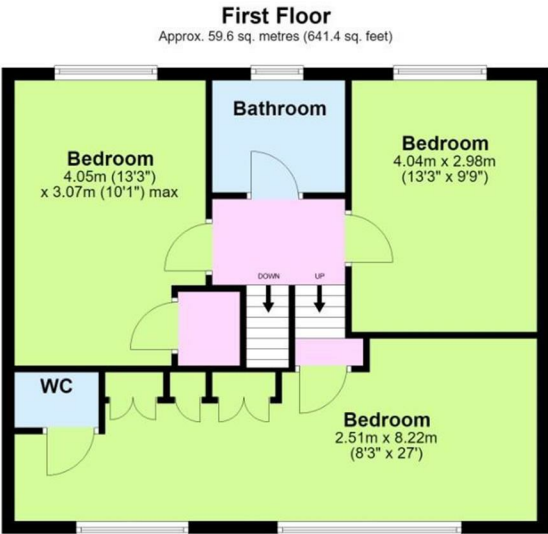
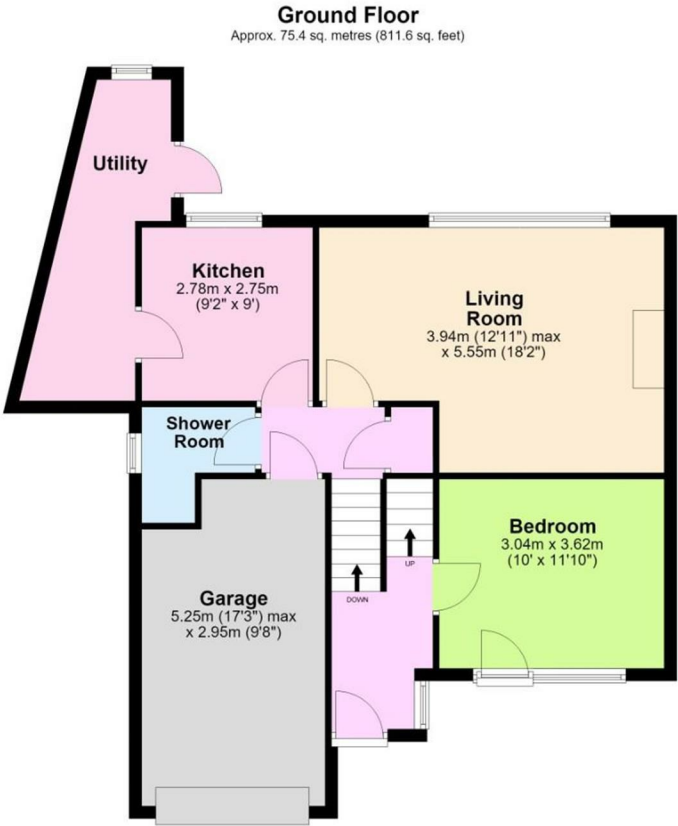


robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |

Robert
Luff & Co

Floor Plan The Brow



Total area: approx. 135.0 sq. metres (1453.0 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.

robertluff.co.uk
28 Blatchington Road, Hove, East Sussex, BN3 3YN
01273 921133 |

Robert
Luff & Co