



Price  
£250,000  
Leasehold

## Locks Crescent, Brighton

- TWO BEDROOM PURPOSE BUILT APARTMENT
- SEPARATE KITCHEN
- NO ONWARD CHAIN
- UNALLOCATED PARKING
- ADDITIONAL OFFICE
- LONG LEASE
- TWO ADDITIONAL STORAGE CUPBOARD

Robert Luff & Co are delighted to bring to market this two bedroom apartment with additional office located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs and benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, 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; lounge/dining room, separate kitchen, two bedrooms, office, bathroom and separate WC. Local schools include Mile Oak Primary School, St Nicolas Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen 15'6 x 6'4 (4.72m x 1.93m)

Lounge/Diner 17'6 x 11'6 (5.33m x 3.51m)

Bedroom One 13'10 x 9'11 (4.22m x 3.02m)

Bedroom Two 13'10 x 9'1 (4.22m x 2.77m)

Office 7 x 5'1 (2.13m x 1.55m)

Bathroom

WC

Two Additional Storage Cupboards

### AGENTS NOTES

Leasehold - Approx 94 years remaining

SC: £900 PA

GR: £10 PA

Council Tax: B

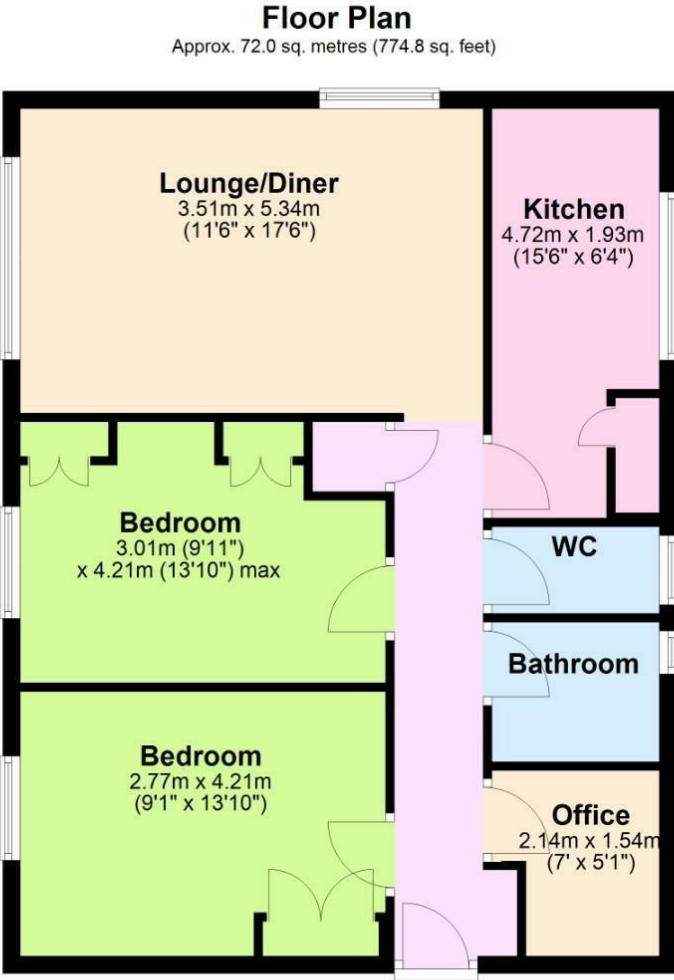
EPC: C

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

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Total area: approx. 72.0 sq. metres (774.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.