



Guide Price  
£425,000  
Freehold

## Southdown Road, Brighton

- TWO BEDROOM SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- GARDEN OFFICE
- WEST FACING REAR GARDEN WITH GARDEN KITCHEN
- PLANNING PERMISSION FOR LOFT CONVERSION

\*\*\*GUIDE PRICE: £425,000 - £450,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom, semi detached bungalow. Conveniently located within reach of the green open spaces of the South Downs, Southdown Road benefits from easy access to the A27 making this home ideally situated for young families and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides easy access to London via Portslade mainline station.

Accommodation offers; Open planned sitting room / dining room / kitchen, two double bedrooms, shower room and a separate WC. Other benefits include; no onward chain, a fully lined and insulated garden office, workshop, off street parking, outdoor kitchen and planning permission for a loft conversion gaining a principal bedroom with en-suite and an office.

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## Accommodation

Driveway

Entrance Hall

Sitting Room 13'1" x 10'9" (4.00 x 3.30)

Dining Room 19'8" x 9'10" (6.00 x 3.00)

Kitchen 10'5" x 10'2" (3.20 x 3.10)

Bedroom One 11'9" x 10'9" (3.60 x 3.30)

Bedroom Two 10'9" x 10'2" (3.30 x 3.10)

Shower Room

Separate WC

Rear Garden

Garden Office 9'10" x 5'2" (3.0 x 1.60)

Workshop 13'1" x 9'2" (4.0 x 2.80)

## Agents Notes

Council Tax Band: C

EPC Rating: C



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# Southdown Road



Approximate Gross Internal Area = 96.52 sq m / 1038.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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