Robert Luff & Co

Broad Rig Avenue, Hove

Freehold - Offers In The Region Of £650,000

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Description

Robert Luff & Co are delighted to offer to market this well presented, rarely available five bedroom Link-Detached residence situated in the ever popular Broad Rig Avenue. Spanning over 1912 sqft this family home is located in the heart of Hangleton Valley and benefits from being in close proximity to local amenities, highly rated Schools including Hove Park & Blatchington Mill and also the South Downs.

The accommodation within the property comprises five double bedrooms, two bathrooms, spacious living room, dining area, and separate kitchen. Also benefiting from off road parking for multiple cars, landscaped rear garden, garage and fantastic views towards the South Downs.

Key Features

- A WELL PRESENTED FIVE BEDROOM FAMILY HOME
- UNIQUE & RARLEY AVAILABLE
- LANDSCAPED REAR GARDEN WITH FANTASTIC VIEWS
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- GARAGE & ADDITIONAL SHED
- HIGHLY SOUGHT AFTER HANGLETON VALLEY LOCATION
- LINK DETACHED













Entrance Hall

Living Room
5.59m x 4.60m (18'4 x 15'1)

Dining Room
3.18m x 3.00m (10'5 x 9'10)

Kitchen
3.28m x 2.79m (10'9 x 9'2)

Bedroom Two
3.96m x 3.10m (13 x 10'2)

Bedroom Three
4.09m x 3.00m (13'5 x 9'10)

Bedroom Four
3.61m x 3.00m (11'10 x 9'10)

Family Bathroom

Stairs To First Floor

Bedroom One
5.56m x 4.80m (18'3 x 15'9)

En-Suite

Bedroom Five
4.09m x 2.59m (13'5 x 8'6)

Garage
4.98m x 2.49m (16'4 x 8'2)

Shed
4.98m x 2.29m (16'4 x 7'6)

AGENTS NOTES
FREEHOLD
EPC: D



























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Floor Plan Broad Rig Avenue

Broad Rig Avenue

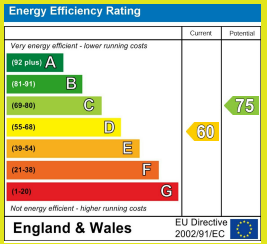


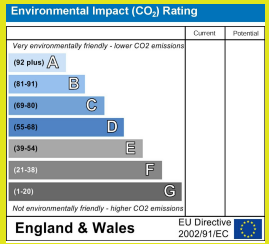
Ground Floor
Approximate Floor Area
1424.17 sq ft
(132.31 sq m)

First Floor
Approximate Floor Area
488.03 sq ft
(45.34 sq m)

Approximate Gross Internal Area = 177.65 sq m / 1912.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.







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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