



Asking Price
£500,000
Freehold

Sanyhils Avenue, Brighton

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- DELIGHTFUL LANDSCAPED REAR GARDEN
- DRIVEWAY
- EXTENDED AT THE REAR
- HIGHLY SOUGHT AFTER PATCHAM LOCATION
- IDEAL FAMILY HOME

Robert Luff & Co are delighted to bring to market this extended three bedroom semi detached house located on Sanyhils Avenue, in the heart of Patcham. The location will appeal to many being within easy reach of popular local shops and amenities in Patcham Village along with easy access into the City centre. The A27 and A23 are immediately accessible providing access to surrounding areas.

Accommodation offers; Kitchen/Living Room, dining room, three bedrooms, Ground floor WC, Utility room and a family bathroom. Other benefits include; a beautiful landscaped rear garden and off street parking.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Dining Room 13 x 11'6 (3.96m x 3.51m)

Kitchen 11'10 x 10'5 (3.61m x 3.18m)

Living Room 16'1 x 10'4 (4.90m x 3.15m)

Utility Room

Ground Floor WC

Stairs To First Floor

Bedroom One 13'9 x 11'2 (4.19m x 3.40m)

Bedroom Two 11'10 x 11'2 (3.61m x 3.40m)

Bedroom Three 7'8 x 5'11 (2.34m x 1.80m)

Bathroom

AGENTS NOTES

FREEHOLD

COUNCIL TAX BAND D

EPC: TBC



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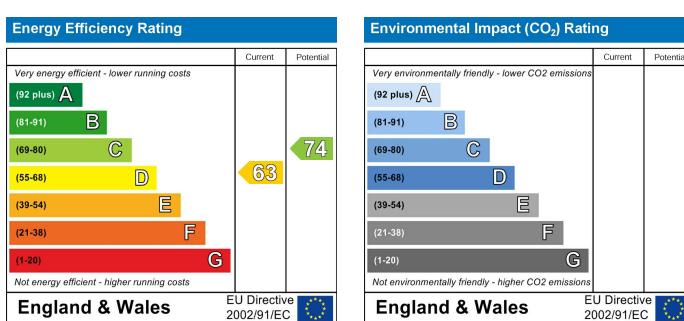


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Floorplan



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