



Guide Price
£315,000
Leasehold

Reigate Road, Brighton

- AN OUTSTANDING ONE BEDROOM APARTMENT
- ADDITIONAL FRONT PATIO
- PRIVATE GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- PERFECT FIRST TIME BUY
- LONG LEASE

*** GUIDE PRICE £315,000 - £325,000 ***

Robert Luff & Co are delighted to offer to market this outstanding one bedroom garden flat in the ever popular Reigate Road. This beautifully presented apartment has been modernised to an extremely high standard throughout and benefits from a landscaped rear garden as well as a front patio. Reigate Road is ideally located for local shops and amenities, you will find Seven Dials and also Preston Road within close proximity as well as bus routes and the mainline Preston Park train station nearby.

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

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Accommodation

Entrance Hall

Kitchen/Lounge/Diner 21'9 x 14'3 (6.63m x 4.34m)

Bedroom 11'8 x 10'2 (3.56m x 3.10m)

Front Patio

Bathroom

Rear Garden

AGENTS NOTES

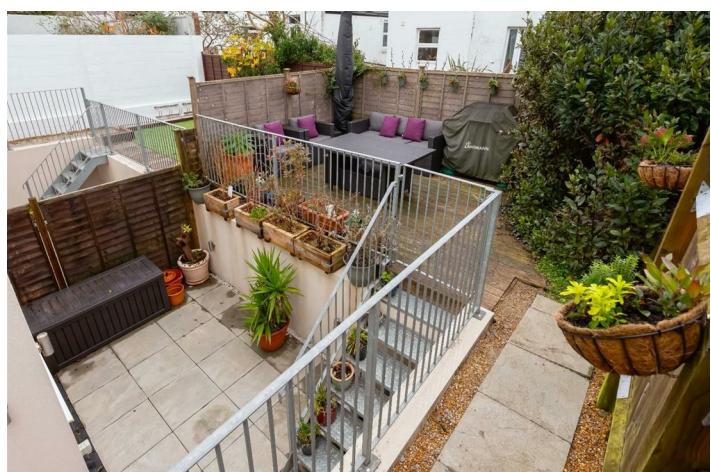
118 Years remaining on the lease

Ground rent - £300 per year

Service charge £1,112 per year



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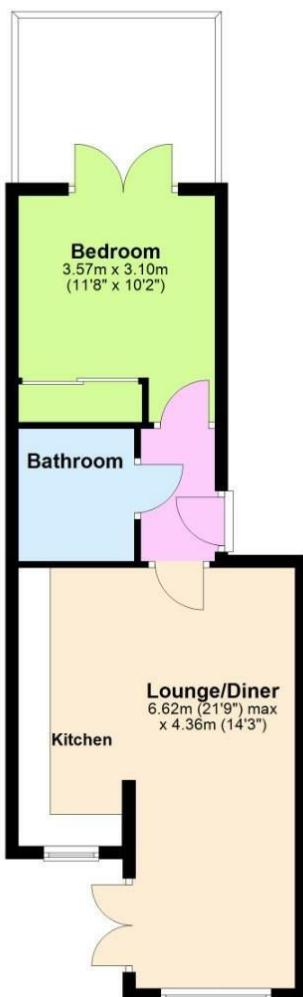
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Floorplan

Floor Plan
Approx. 42.9 sq. metres (461.3 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.