



Offers In Excess Of
£460,000
Freehold

Elm Road, Brighton

- AN OUTSTANDING TWO DOUBLE BEDROOM TERRACED HOUSE
- LANDSCAPED SOUTH FACING REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- BEAUTIFULLY DECORATED THROUGHOUT
- POTENTIAL TO EXTEND STAC
- END OF CHAIN

Robert Luff & Co are delighted to bring to market this two double bedroom extended terraced house situated in the ever popular Elm Road. Located in this extremely popular but rarely available residential location this property benefits from being in close proximity to local shops, Portslade old village, Local schools and Fishersgate & Portslade train stations with commuter links to London. Also benefiting from local bus services and easy access to the A23/A27.

Accommodation briefly includes; Modern fitted kitchen/diner with access to rear garden, living area with log burner, Ground floor cloakroom, stairs leading to first floor; two double bedrooms and family bathroom. Other benefits include a landscaped rear garden, modern decor and double glazing throughout.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

New classic front door leading to hall. Under stairs storage cupboard.

Lounge 22'5 x 9'4 (6.83m x 2.84m)

New double-glazed sash windows to front. Two radiators. Wood effect floor. Log burner. throughway to:

Kitchen/Dining Room 14'8 x 6'9 (4.47m x 2.06m)

A range of matching white high gloss wall and base units. Solid wood worktop incorporating a butler sink with tap. Built in electric oven. Integrated four ring gas hob. Integrated fridge/freezer. Breakfast bar. Wine fridge. Space for dishwasher. Skylight. Double-glazed doors leading to garden. Herringbone floor. Radiator.

Cloakroom

Double-glazed window. Low level flush WC. Wash hand basin. Victorian style stain glass door.

Bedroom One 14'8 x 10'7 (4.47m x 3.23m)

Double-glazed bay sash window. Double-glazed sash window. Solid wood floor. Exposed brick chimney. Two radiators. Built in wardrobes.

Bedroom Two 11'10 x 9'3 (3.61m x 2.82m)

Double-glazed sash window to rear.

Bathroom

Roll top bath with mixer tap. Walk in shower. Low level flush WC. Wash hand basin. Exposed brick wall. Radiator. Double-glazed window to rear. Wood floor.

Garden

Landscaped South facing rear garden. Decked patio area leading to lawn area.

Agent Notes

Potential for loft conversion STNC

EPC: C

Council Tax: C

Tenure: Freehold

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

T: 01273 921133 E:

www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

Floorplan



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(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.