



## Millcross Road, Brighton

Asking Price  
**£450,000**  
Freehold

- THREE / FOUR BEDROOM • SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND • DRIVEWAY STNP
- CLOSE PROXIMITY TO PORTSLADE STATION • SPANNING OVER 1 400 SQ FT

Robert Luff & Co are delighted to bring to market this spacious 3/4 bedroom, semi detached house. Located in a quiet cul-de-sac leading to an attractive park with children's play areas. Sought after schools, handy local shops, and bus routes direct to Brighton city centre are all found close by while Portslade mainline station is less than a mile away.

The accommodation comprises: Entrance hall, living room, kitchen/dining room, reception room, ground floor shower room, utility room, conservatory, three bedrooms and a family bathroom

Externally the property boasts its own driveway to the front, which provides off street parking for two vehicles and a private rear garden. This home also benefits with a spacious loft, spanning the width and length of first floor with potential to extend STNP.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Bathroom

WC, sink, bath, double glazed window, extractor

## Rear Garden

## Agents Notes

Council Tax Band: D

EPC:

## Accommodation

### Driveway

### Entrance Hall

### Living Room 14'2" x 14'2" (4.33 x 4.34)

Carpet flooring, wall mounted radiator, South facing bay window with double glazed windows

### Kitchen / Dining Room 20'6" x 9'1" (6.25 x 2.79)

A mixture of wall and base units with space for fridge freezer, washing machine, oven with gas hob and extractor, double glazed window to side, ample space for dining

### Reception Room 17'2" x 14'7" (5.24 x 4.45)

Carpet flooring, wall mounted radiator, sky light, double glazed sliding doors leading to rear garden

### Shower Room

Walk in shower cubicle, WC, vanity sink unit, double glazed window

### Conservatory 10'6" x 7'2" (3.21 x 2.20)

Double glazed window surround, sliding doors leading to rear garden

### Stairs Leading To First Floor

### Bedroom One 14'2" x 13'6" (4.34 x 4.14)

Carpet flooring, wall mounted radiator, South facing bay window with double glazed windows, space for storage, built in storage cupboard

### Bedroom Two 11'0" x 10'9" (3.36 x 3.30)

Carpet flooring, wall mounted radiator, double glazed window to rear

### Bedroom Three 9'2" x 7'8" (2.80 x 2.34)

Carpet flooring, wall mounted radiator, double glazed window



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# Floorplan



Total area: approx. 130.5 sq. metres (1404.5 sq. feet)

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