



Valley Road, Brighton



Asking Price
£325,000
Leasehold

- GROUND FLOOR THREE BEDROOM APARTMENT
- OUTSTANDING FRONT & REAR GARDENS
- GOOD DECORATIVE ORDER THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to bring to market this rarely available three bedroom ground floor apartment located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Valley Road benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; lounge/dining room, separate kitchen, three bedrooms and a family bathroom. Also benefiting from a landscaped rear garden, exceptional front garden and ample storage throughout. Local schools include Mile Oak Primary School, St Nicolas Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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Accommodation

Front Garden

Entrance Hall

Sitting Room 13'9 x 11'9 (4.19m x 3.58m)

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

Dining Room 9'2 x 7'6 (2.79m x 2.29m)

WC

Utility Room

Bedroom One 13'1 x 9'10 (3.99m x 3.00m)

Bedroom Two 10'2 x 7'10 (3.10m x 2.39m)

Bedroom Three 13'1 x 5'10 (3.99m x 1.78m)

Bathroom

Rear Garden

AGENTS NOTES

Leasehold: 83 Year Remaining

Service Charge: £393.42 PA

Ground Rent: £10 PA

EPC: C

Council Tax: B

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

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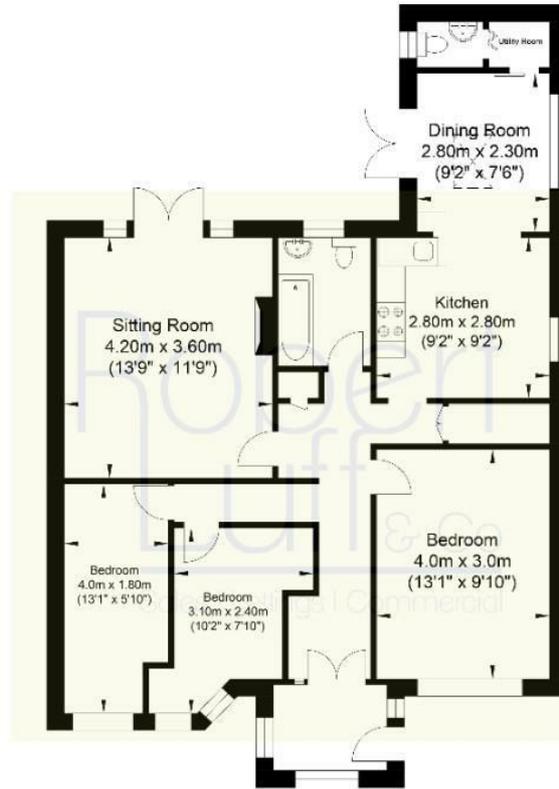


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Valley Road



Ground Floor
Approximate Floor Area
840.87 sq ft
(78.12 sq m)

Approximate Gross Internal Area = 78.12 sq m / 840.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.