



## Tollgate, Peacehaven



Asking Price  
**£335,000**  
 Freehold

- THREE BEDROOM
- NO ONWARD CHAIN
- OFF STREET PARKING
- SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND STNP

Robert Luff & Co are delighted to bring to market this spacious three bedroom, semi detached house. Tollgate is a quiet cul de sac which is close to the Peacehaven and Telscombe border so it's well positioned for local schools, parks and bus routes all being a short walk away. Just a little further away you will find the Meridian Shopping Centre with its range of local shops, open fields and countryside walks.

Accommodation offers; spacious sitting room, dining room, separate kitchen, three bedrooms and a family bathroom. Other benefits include; off street parking, potential to extend STNP, no onward chain and a large private garden.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Sitting Room 13'2" x 12'3" (4.02 x 3.75)

Dining Room 10'10" x 7'11" (3.31 x 2.42)

Kitchen 10'9" x 7'4" (3.28 x 2.26)

Stairs Leading To First Floor

Bedroom One 15'7" x 8'9" (4.76 x 2.67)

Bedroom Two 9'7" x 9'3" (2.94 x 2.83)

Bedroom Three 10'0" x 6'4" (3.06 x 1.95)

Family Bathroom

Agents Notes

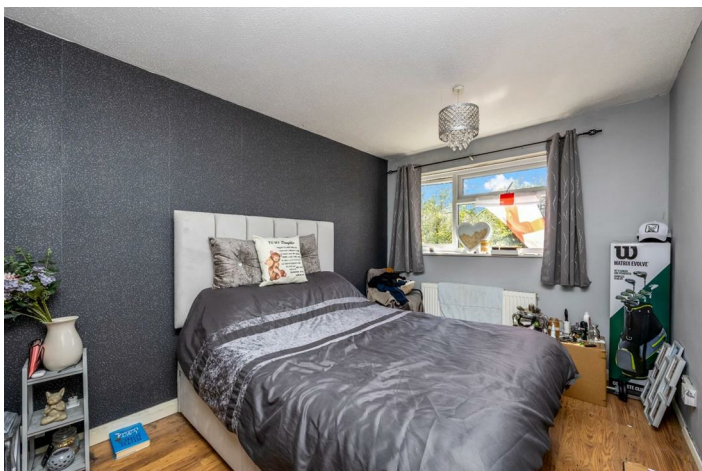
EPC Rating: TBC

Council Tax Band: C

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

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Tollgate



Ground Floor  
Approximate Floor Area  
382.33 sq ft  
(35.52 sq m)

First Floor  
Approximate Floor Area  
382.33 sq ft  
(35.52 sq m)

Approximate Gross Internal Area = 71.04 sq m / 764.66 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.