



Guide Price
£475,000
Freehold

Brentwood Road, Brighton

- THREE DOUBLE BEDROOMS
- END OF TERRACE
- STUNNING VIEWS
- SOUTH FACING GARDEN
- GARAGE ACCESSED VIA PRIVATE ROAD
- VENDOR SUITED

Robert Luff & Co are delighted to bring to market this spacious three bedroom end of terrace house located in Hollingdean. Brentwood Road is situated close to local shops nearby in the Dip and also Fiveways which offers a wide variety of local businesses. Local schools are within easy access and frequent bus services to Central Brighton pass close by. Also close to a railway station which provides access to Central Brighton, The Universities and the Amex stadium, the home of Brighton & Hove Albion.

Accommodation offers lounge, kitchen, dining room, sun room, three double bedrooms and a family bathroom. Other benefits include; South facing garden, garage and stunning views over Brighton.

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www.robertluff.co.uk

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Accommodation

Entrance Hall

Front door leading to hall. Original floorboards. Radiator. Storage cupboard. Stairs leading to first floor

Lounge 13'50 x 12'66 (3.96m x 3.66m)

Double-glazed window to front. Feature fireplace. Original floorboards. Radiator. Double doors leading to:

Dining Room 10'77 x 8'77 (3.05m x 2.44m)

Original wooden floorboards. Radiator. UPVC double doors leading to sunroom.

Kitchen 10'71 x 9'82 (3.05m x 2.74m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in oven. Five ring gas hob with extractor fan over. Built in 'Bosch' dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window. Laminate floor.

Sun Room 18'8 x 8'30 (5.69m x 2.44m)

Laminate floor. Radiator. UPVC double-glazed windows. UPVC door leading to garden.

First Floor Landing

Original wooden floor boards. Loft access. Built in storage cupboard.

Bedroom One 13'89 x 10'46 (3.96m x 3.05m)

Original floorboards. Radiator. Double-glazed window. Built in storage cupboard.

Bedroom Two 10'83 x 10'35 (3.05m x 3.05m)

Double-glazed window. Original floorboards. Radiator.

Bedroom Three 8'36 x 7'20 (2.44m x 2.13m)

Laminate floor. Radiator. UPVC double-glazed window to rear.

Bathroom

Tiled flooring, bath with overhead shower, sink, wall mounted radiator, UPVC double glazed window

Outside

Garage

Up and over door. Power. Access via private road.

Rear Garden

South facing rear garden, laid to lawn with decking area.

AGENTS NOTES

Freehold

EPC: C

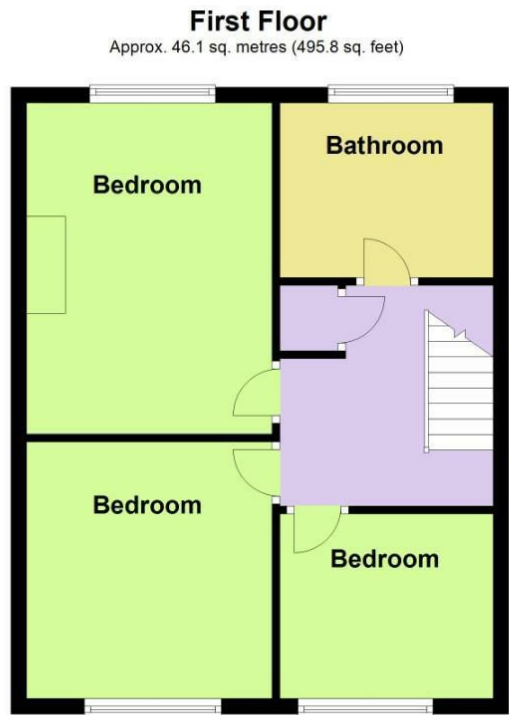
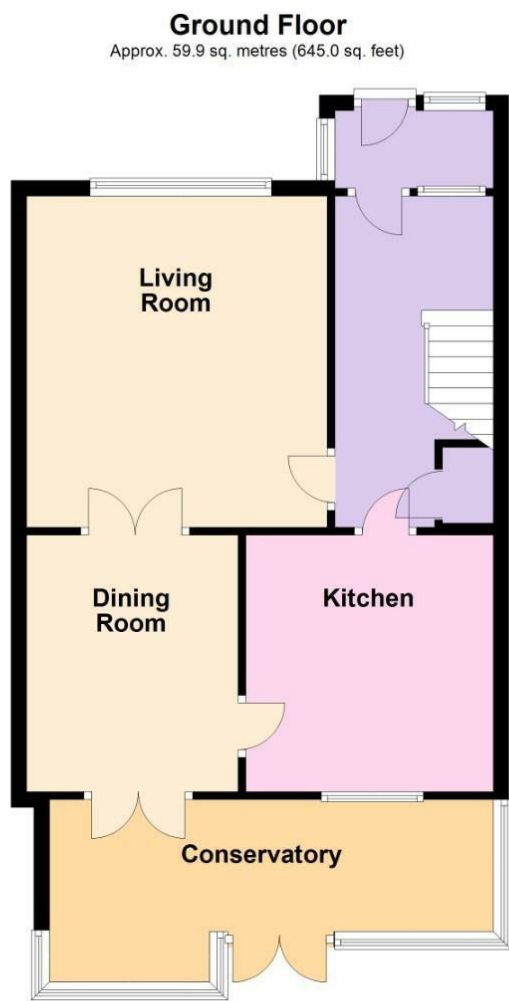
Council Tax: D



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Total area: approx. 106.0 sq. metres (1140.9 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.