



Offers Over
£250,000
Leasehold

Bonchurch Road, Brighton

- TWO BEDROOM GARDEN • GOOD ORDER FLAT
- LONG LEASE
- ELM GROVE LOCATION
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to offer to market this well presented ground floor flat ideally situated in this highly convenient location close to local shops, Brighton university, the seafront, the city centre, local bus routes, the mainline station and with easy access to the A27 nearby. Accommodation offers entrance hall, living room, refitted kitchen, and bathroom and two bedrooms. Other benefits include a private West facing rear garden and a new 125 year lease.

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

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

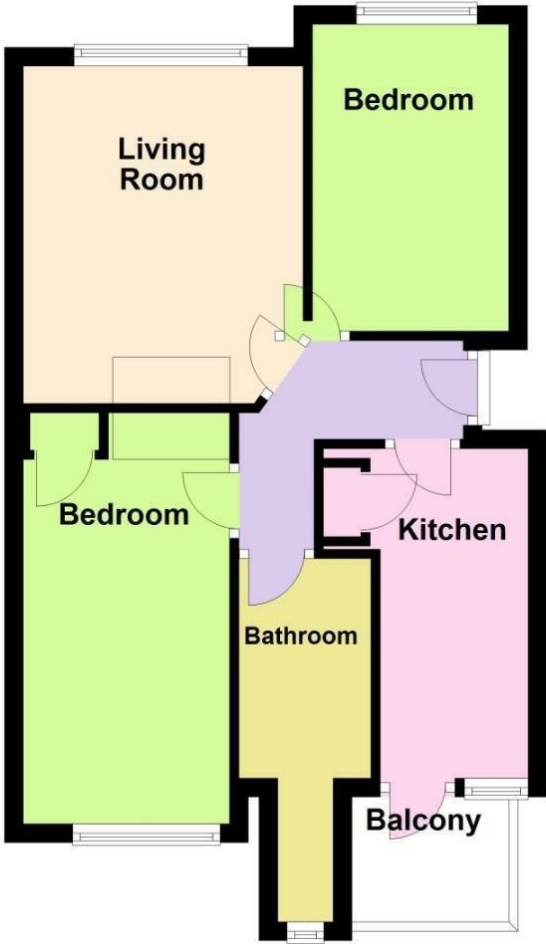


Accommodation



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

Floor Plan



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.