



Guide Price
£375,000
Freehold

Old Shoreham Road, Brighton

- A BEAUTIFULLY PRESENTED THREE • TWO BATHROOMS
DOUBLE BEDROOM TERRACED
HOME
- DELIGHTFUL, LANDSCAPED REAR • MOMENTS FROM PORTSLADE
GARDEN VILLAGE
- CLOSE TO LOCAL AMENITIES AT • IDEAL FAMILY HOME
HOLBUSH & BOUNDARY ROAD

*** GUIDE PRICE £375,000 - £400,000 ***

Robert Luff & Co are delighted to bring to market this spacious three bedroom, terraced house located moments from Portslade Village. Portslade Old Village has various local amenities on your doorstep whilst also being within easy reach of all that Brighton & Hove has to offer. There are various green spaces nearby with the closest being Portslade Village Green and Easthill Park whereas a short stroll further leads to Southwick Hill and Benfield Valley Nature Reserve. Hove seafront is also within easy reach just two miles away. Transport links are nearby with bus stops located on High Street leading into to Brighton and out across Sussex whilst Portslade station is just a mile away.

Accommodation offers; Open planned kitchen/living/dining area, three double bedrooms and two bathrooms. Other benefits include; Exceptional, landscaped rear garden, potential to extend STNPG and eave storage.

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

**Robert
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Accommodation

Kitchen/Diner 17'3 x 10'3 (5.26m x 3.12m)

Living Room 17'3 x 13'9 (5.26m x 4.19m)

Bedroom Two 13'1 x 10 (3.99m x 3.05m)

Bedroom Three 11'1 x 9'11 (3.38m x 3.02m)

Bathroom

Bedroom One 16'8 x 12 (5.08m x 3.66m)

Bathroom

Landscaped Rear Garden

AGENTS NOTES

FREEHOLD

EPC:

COUNCIL TAX: C

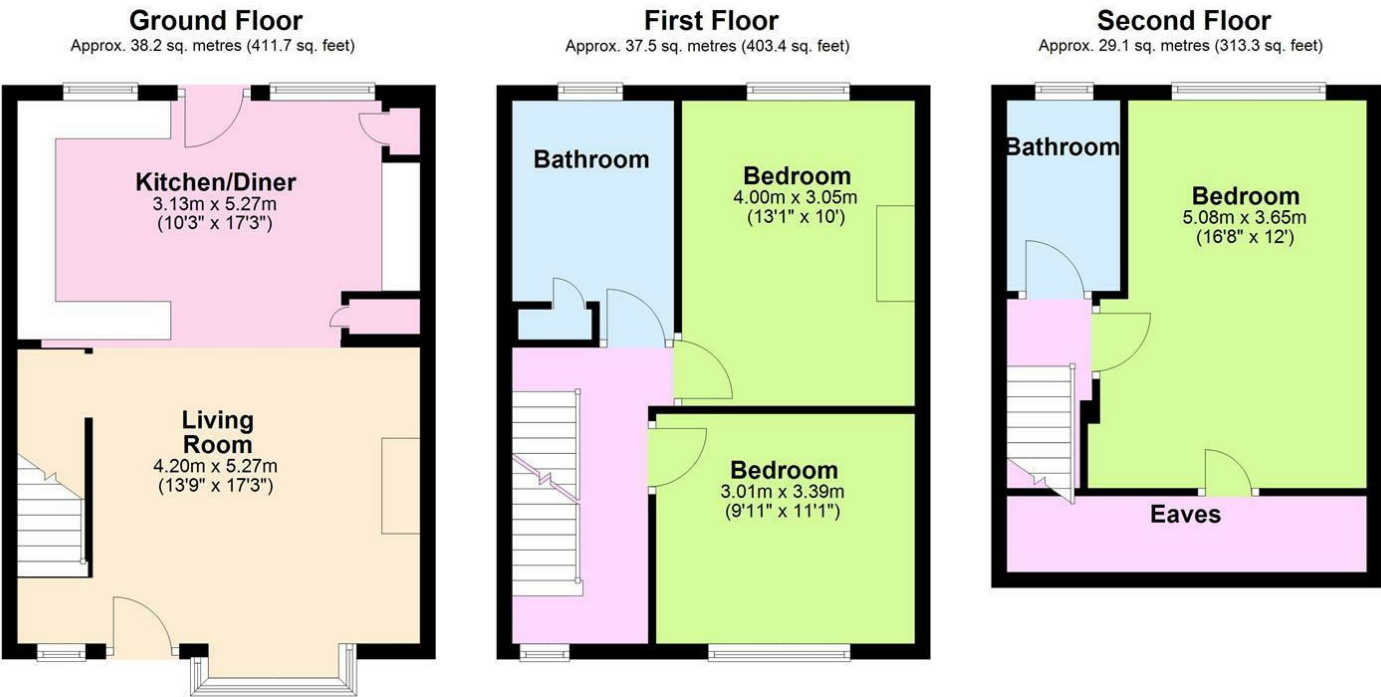
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Total area: approx. 104.8 sq. metres (1128.4 sq. feet)

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			
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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.