



Offers In The Region Of
£210,000
 Freehold

Lodge Close, Brighton

- ONE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY
- NO ONWARD CHAIN
- IN NEED OF RENOVATION THROUGHOUT
- REAR GARDEN
- QUIET RESIDENTIAL CLOSE

Robert Luff & Co are delighted to bring to market this rare to find, one bedroom house ideal for a range of buyers either looking to downsize, landlords or first time buyers alike. Located within a quiet cul de sac that is within walking distance to The South Downs, 1/2 mile of Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton.

Accommodation offers one double bedroom, living area, separate kitchen and bathroom. Other benefits include; driveway and a large separate rear garden.

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

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Lounge/Diner 13'1 x 11'2 (3.99m x 3.40m)

Kitchen 13'1 x 5'4 (3.99m x 1.63m)

Bedroom 10'3 x 10 (3.12m x 3.05m)

Bathroom

AGENTS NOTES

Freehold

EPC: C

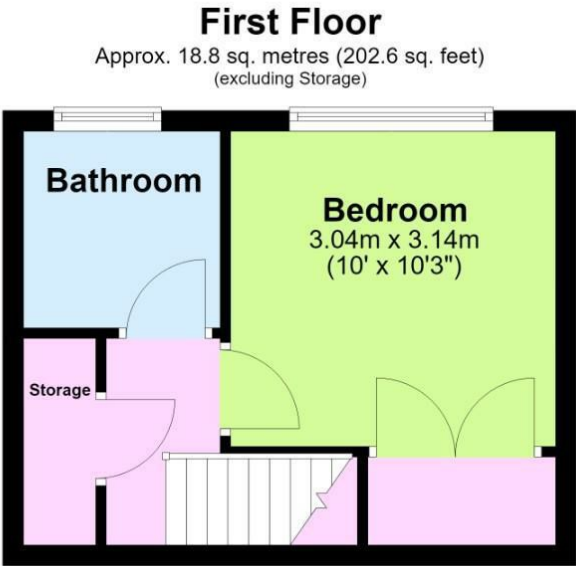
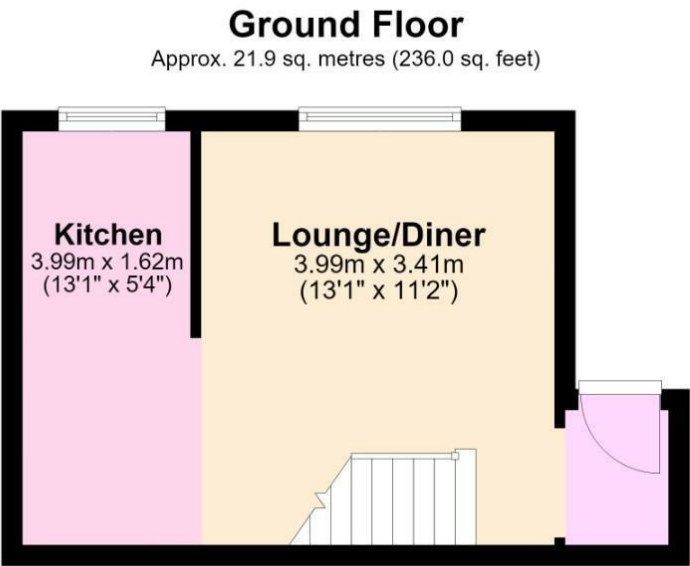
Council Tax: B

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

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Total area: approx. 40.7 sq. metres (438.6 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.