



Old Shoreham Road, Brighton

Guide Price
£400,000
Freehold

- 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 £400,000 - £425,000 ***

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 STNFC and eave storage.

T: 01273 921133 E:
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Robert
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Sales | Lettings | Commercial



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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Floorplan



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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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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