



## Warren Road, Brighton



Guide Price  
£650,000  
Freehold

- A WELL PRESENTED FIVE BEDROOM LINK DETACHED HOME
- LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER WOODINGDEAN LOCATION
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES

Robert Luff & Co are delighted to bring to market this beautifully presented five bedroom link detached family home. Warren Road is located in the heart of Woodingdean providing great access to A23 & A27, close to amenities on Warren Road where you will find a selection of shops to include Tesco Express. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; Kitchen/breakfast room, living/dining room, ground floor WC, five bedrooms & two bathrooms. Other benefits include; driveway with parking for several cars and a landscaped rear garden.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Living Room 20'8 x 11'2 (6.30m x 3.40m)

Dining Room 15'6 x 11'2 (4.72m x 3.40m)

Kitchen 10'6 x 10 (3.20m x 3.05m)

Bedroom Five 12'11 x 8'7 (3.94m x 2.62m)

WC

First Floor

Bedroom One 12'4 x 11'2 (3.76m x 3.40m)

En-Suite

Bedroom Two 11'3 x 10'7 (3.43m x 3.23m)

Bedroom Three 11'2 x 10'7 (3.40m x 3.23m)

Bedroom Four 12'10 x 10'7 (3.91m x 3.23m)

Bathroom

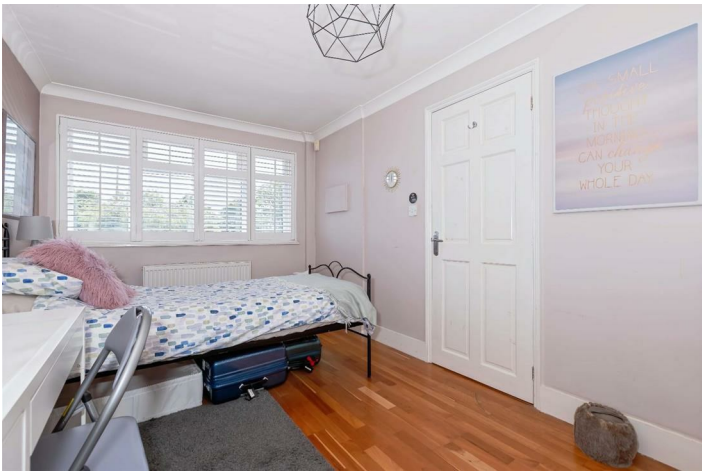
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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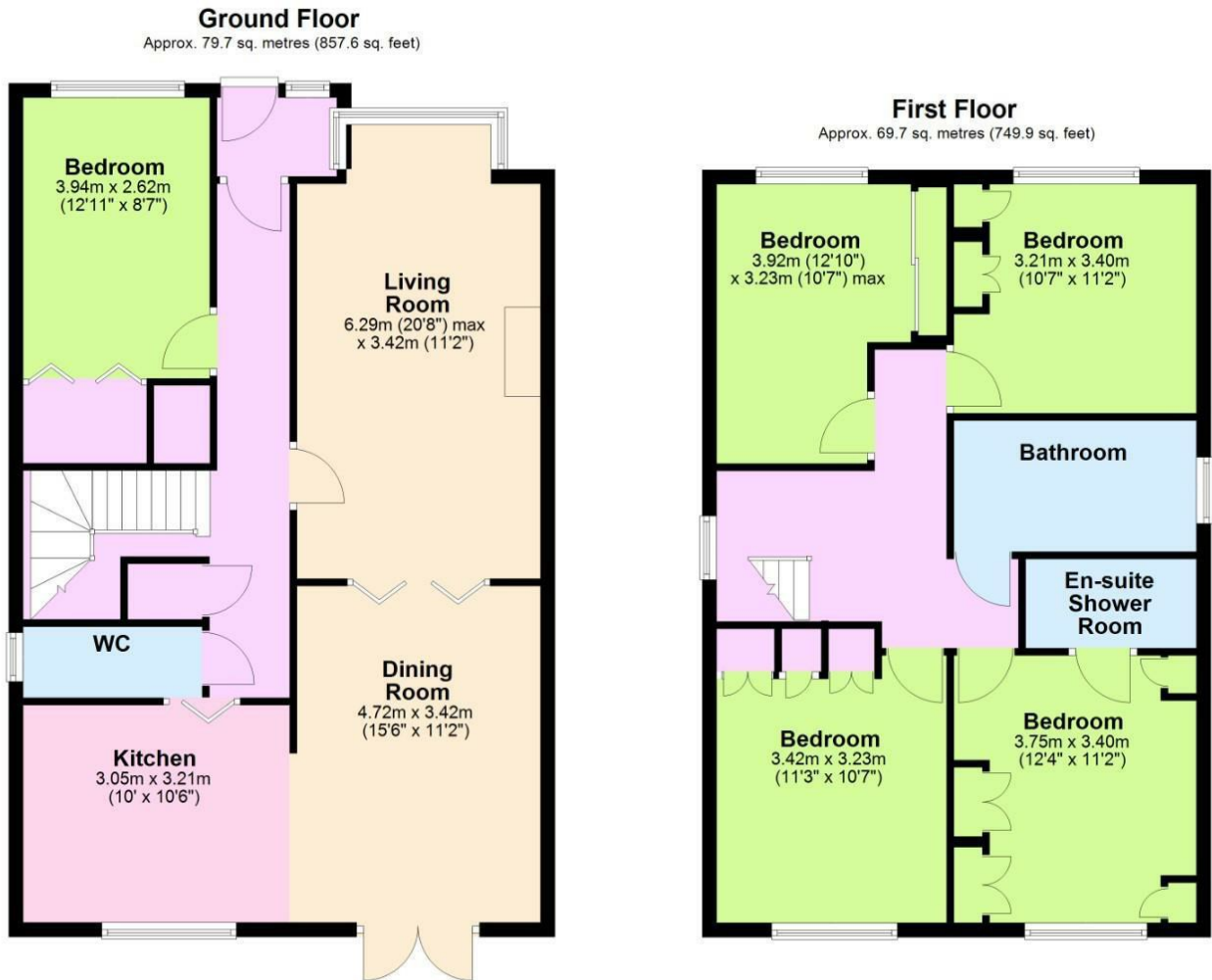
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Total area: approx. 149.3 sq. metres (1607.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.