Robert Luff & Co

# St. Aubyns Road, Brighton

## Share of Freehold - Asking Price £279,500

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## Description

Robert Luff & Co are delighted to present this well presented three bedroom top floor apartment, ideally located just off of Boundary/Station Road in Portslade. A fine array of local shops, bars and restaurants are just moments away and Portslade mainline railway station is within a short walk. The generous accommodation features: South facing living room opening onto south facing balcony, modern fitted kitchen, bathroom and three generous bedrooms. Further benefits include: share of freehold and no onward chain







## Key Features

- THREE BEDROOMS
- SHARE OF FREEHOLD
- SOUTH FACING BALCONY
- TOP FLOOR MODERN APARTMENT
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO PORTSLADE STATION







**Entrance Hall**

**Living Room**
*4.78 x 3.10 (15'8" x 10'2")*

**Kitchen**
*2.90 x 1.88 (9'6" x 6'2")*

**Bedroom One**
*3.35 x 2.90 (10'11" x 9'6")*

**Bedroom Two**
*3.35 x 2.82 (10'11" x 9'3")*

**Bedroom Three**
*2.90 x 2.18 (9'6" x 7'1")*

**Bathroom**

**Agents Notes**
Tenure: Share Of Freehold
Service Charge:
EPC Rating: C
Council Tax Band: B

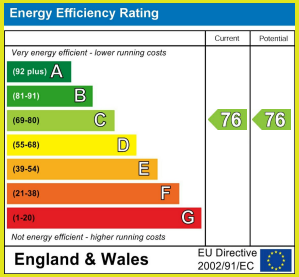


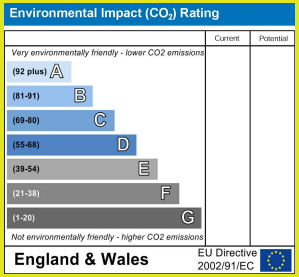
# Floor Plan St. Aubyns Road










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.





robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |