



## Sanyhills Avenue, Brighton

Asking Price  
£500,000  
Freehold

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- DELIGHTFUL LANDSCAPED REAR GARDEN
- DRIVEWAY
- EXTENDED AT THE REAR
- HIGHLY SOUGHT AFTER PATCHAM LOCATION
- IDEAL FAMILY HOME

Robert Luff & Co are delighted to bring to market this extended three bedroom semi detached house located on Sanyhills Avenue, in the heart of Patcham. The location will appeal to many being within easy reach of popular local shops and amenities in Patcham Village along with easy access into the City centre. The A27 and A23 and immediately accessible providing access to surrounding areas.

Accommodation offers; Kitchen/Living Room, dining room, three bedrooms, Ground floor WC, Utility room and a family bathroom. Other benefits include; a beautiful landscaped rear garden and off street parking.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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Luff & Co  
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## Accommodation

Entrance Hall

Dining Room 13 x 11'6 (3.96m x 3.51m)

Kitchen 11'10 x 10'5 (3.61m x 3.18m)

Living Room 16'1 x 10'4 (4.90m x 3.15m)

Utility Room

Ground Floor WC

Stairs To First Floor

Bedroom One 13'9 x 11'2 (4.19m x 3.40m)

Bedroom Two 11'10 x 11'2 (3.61m x 3.40m)

Bedroom Three 7'8 x 5'11 (2.34m x 1.80m)

Bathroom

### AGENTS NOTES

FREEHOLD

COUNCIL TAX BAND D

EPC: TBC



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# Floorplan



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.