



Portland Terrace, Newhaven

Guide Price
£300,000
Freehold

- THREE BEDROOM TERRACED HOUSE
- STUNNING VIEWS
- VICTORIAN HOUSE
- RECENTLY RENOVATED THROUGHOUT
- OFF STREET PARKING

GUIDE PRICE: £300,000 - £325,000

Robert Luff & Co are delighted to bring to market this spacious three bedroom terraced house located in the sought after South Heighton. Portland Terrace is a historic row of houses dating back to the late 1800's and enjoys stunning views downland across to Lewes and across the Ouse valley towards Piddinghoe Lake. Accommodation offers: Kitchen / Dining Room, Living Room, Utility Room, Three Bedrooms and a family bathroom. Other benefits include; recently renovated throughout, stunning views, potential to extend STMP, large front and rear gardens, off street parking and eaves storage

T: 01273 921133 E:
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Accommodation

Driveway

Front Garden

Utility Room 12'7 x 6'5 (3.84m x 1.96m)

Kitchen / Dining Room 12'9 x 11'1 (3.89m x 3.38m)

Living Room 12'11 x 11'3 (3.94m x 3.43m)

Bathroom

Stairs Leading To First Floor

Bedroom Two 12'10 x 11'3 (3.91m x 3.43m)

Bedroom Three 11'2 x 7'7 (3.40m x 2.31m)

Stairs Leading To Second Floor

Bedroom One 15'11 x 12'10 (4.85m x 3.91m)

Rear Garden

Agents Notes

EPC Rating: D

Council Tax Band: C

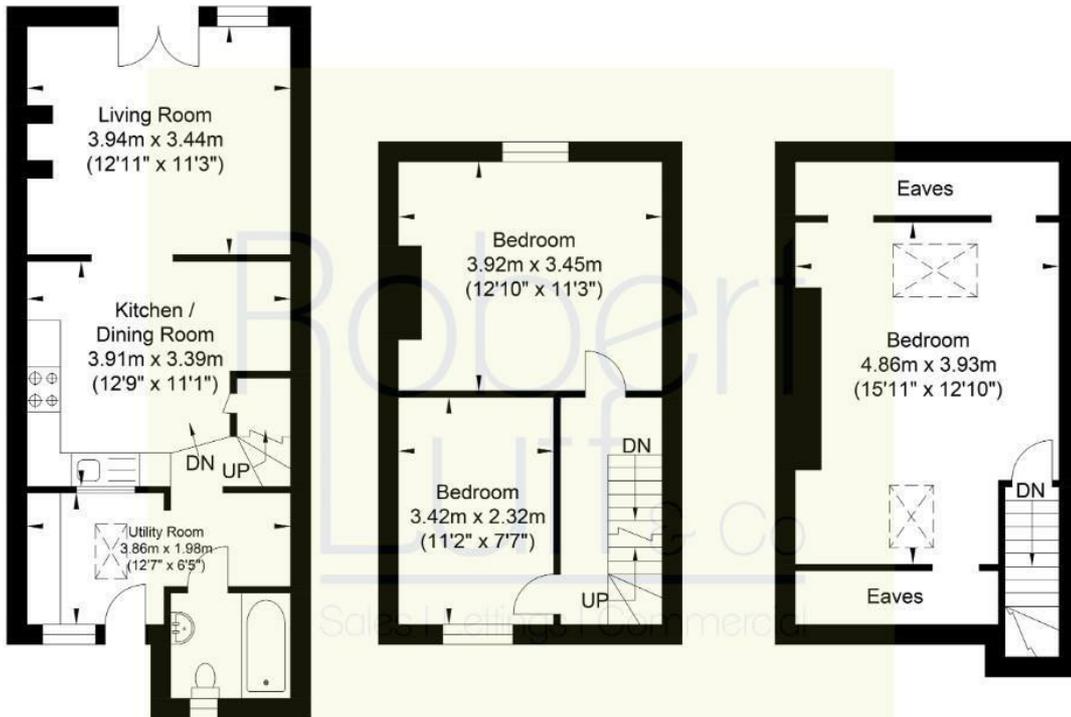
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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Portland Terrace



Ground Floor
Approximate Floor Area
403.53 sq ft
(37.49 sq m)

First Floor
Approximate Floor Area
295.57 sq ft
(27.46 sq m)

Second Floor
Approximate Floor Area
299.88 sq ft
(27.86 sq m)

Approximate Gross Internal Area = 92.81 sq m / 998.99 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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.

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