



Coombe Road, Brighton

Guide Price
£385,000
Freehold

- A RARELY AVAILABLE THREE BEDROOM DETACHED HOUSE
- ADDITIONAL HOME OFFICE/WORKSHOP
- LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER BRIGHTON LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT
- SINGLE GARAGE
- NO ONWARD CHAIN

*** GUIDE PRICE £385,000 - £400,000 ***

Robert Luff & Co are delighted to bring to market this rarely available three bedroom detached house situated in Coombe Road. With an extensive range of local amenities situated close by on Coombe Road & Lewes Road, including cafes, shops and pubs, this is a hugely popular area. There are a number of well-regarded schools close-by, while Saunders Park with its children's playground is a short stroll away.

Accommodation offers; Living / dining room, separate kitchen, three bedrooms and family bathroom. Other benefits include; single garage, additional home office/workshop, landscaped rear garden and no onward chain.

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Accommodation

Entrance Hall

Kitchen 9'5 x 7 (2.87m x 2.13m)

Lounge/Diner 22'6 x 8'11 (6.86m x 2.72m)

Bedroom One 10 x 7'6 (3.05m x 2.29m)

Bedroom Two 9'11 x 9'2 (3.02m x 2.79m)

Bedroom Three 7 x 7 (2.13m x 2.13m)

Bathroom

Office 9'11 x 8'8 (3.02m x 2.64m)

Garage 14'10 x 8'8 (4.52m x 2.64m)

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: D

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Total area: approx. 82.0 sq. metres (882.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	70		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales

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Very environmentally friendly - lower CO ₂ emissions			
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Not environmentally friendly - higher CO ₂ emissions			
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