



Asking Price
£265,000
Share of Freehold

New England Road, Brighton

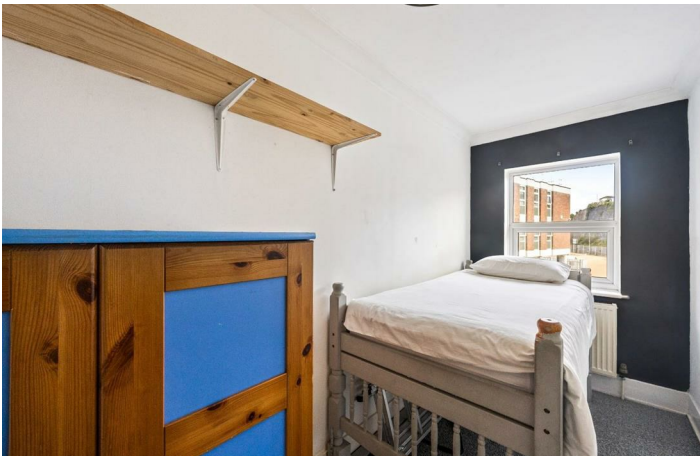
- THREE BEDROOM, FIRST FLOOR FLAT
- SOUTH FACING LIVING ROOM
- POTENTIAL TO EXTEND STNP
- NO ONWARD CHAIN
- POPULAR 7-DIALS LOCATION
- CLOSE PROXIMITY TO BRIGHTON MAINLINE STATION

Robert Luff & Co are delighted to bring to market this three bedroom flat, situated on the first floor. New England Road is ideally situated in this highly sought after 7-Dials location, with Brighton Station only minutes away. With local shops, pubs, bakers and the city centre within walking distance, this property is ideal for first time buyers or investment buyers alike.

Accommodation offers; South facing living room, separate kitchen, bathroom, two double bedrooms and a single bedroom. Other benefits include; no onward chain and access to the loft with potential to extend STNP

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
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Accommodation

Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: As & When

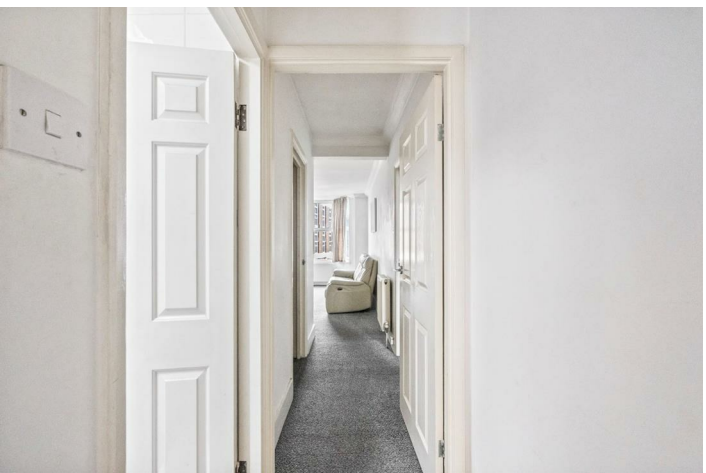
EPC Rating: D

Council Tax Band: A

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

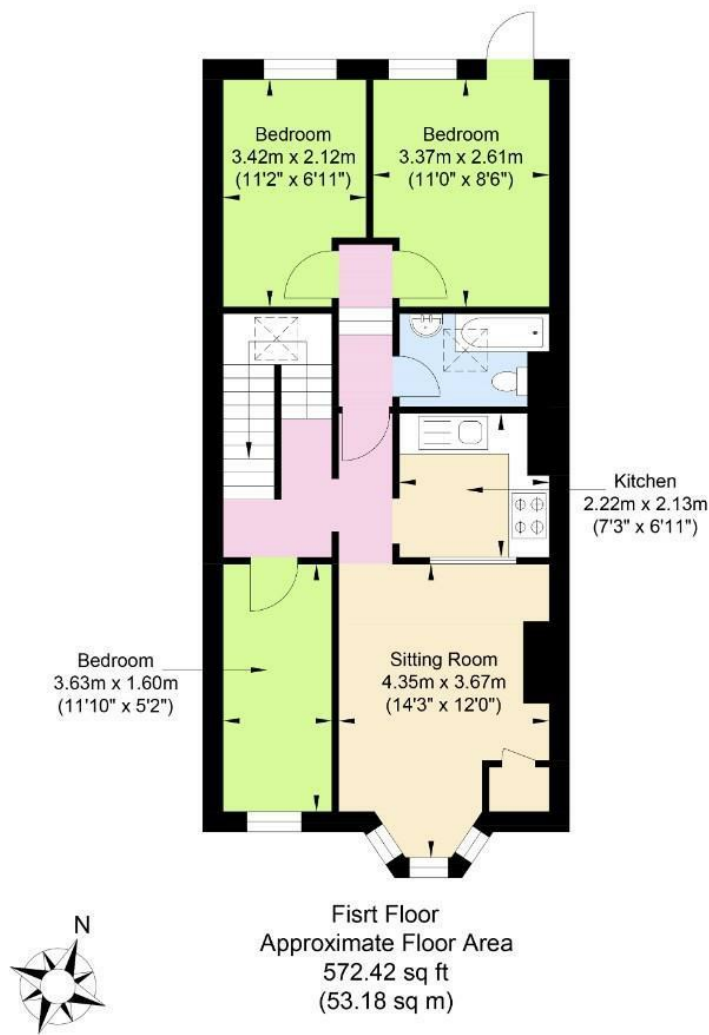
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New England Road



Approximate Gross Internal Area = 53.18 sq m / 572.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(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				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC	70	England & Wales	
		59		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.