



Stonery Close, Brighton



Offers In Excess Of
£325,000
Freehold

- TWO BEDROOM SEMI DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- QUIET RESIDENTIAL LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to bring to market this two bedroom semi-detached home located in Stonery Close, Portslade. Conveniently located within reach of the green open spaces of the South Downs, Stonery Close benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; modern fitted kitchen, living/dining room, two bedrooms, family bathroom, and landscaped rear garden. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Kitchen 11'10 x 7'7 (3.61m x 2.31m)

Living/Dining Room 17'9 x 11'2 (5.41m x 3.40m)

Bedroom One 14'54 x 8'69 (4.27m x 2.44m)

Bedroom Two 10'40 x 8'69 (3.05m x 2.44m)

Bathroom

Agents Notes

Freehold

EPC: D

Council Tax Band: B

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

T: 01273 921133 E:

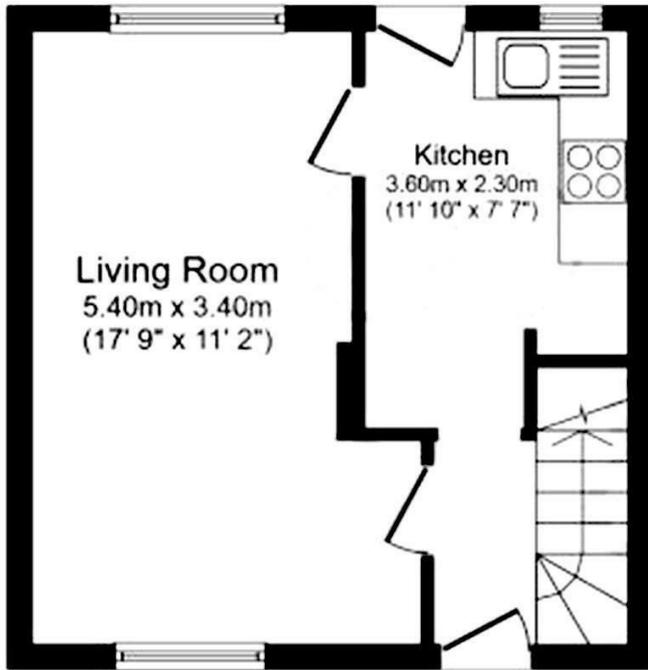
www.robertluff.co.uk



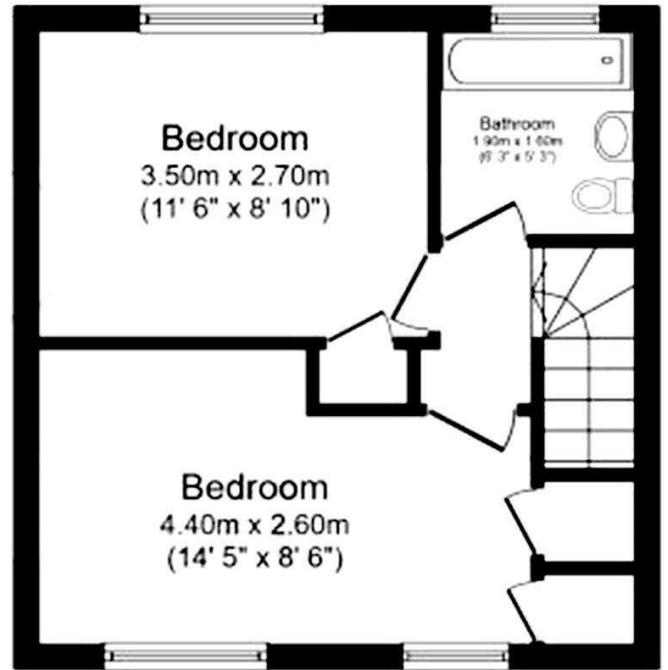
28 Blatchington Road, Hove, East Sussex, BN3 3YD
T: 01273 921133 E:
www.robertluff.co.uk



Floorplan



Ground Floor



First Floor

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

Environmental Impact (CO ₂) Rating		Current	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.