



Asking Price
£425,000
 Freehold

Kipling Avenue, Brighton

- THREE / FOUR BEDROOM • NO ONWARD CHAIN
- DETACHED BUNGALOW
- PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND STNP
- DRIVEWAY & GARAGE

Robert Luff & Co are delighted to bring to market this spacious, detached bungalow situated in the heart of Woodingdean. Kipling Avenue is located just off Falmer road, providing great access to A23 & A27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; living room, dining room, kitchen, three bedrooms, one family bathroom, separate WC, private rear garden and on the lower ground floor; garage, workshop and further storage. Other benefits include; No onward chain, potential to extend STNP and a private driveway & garage.

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

**Robert
 Luff & Co**
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Accommodation

Agents Notes

EPC Rating: D

Council Tax Band: D

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

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Total area: approx. 116.0 sq. metres (1248.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
		68			83
England & Wales		EU Directive 2002/91/EC			

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.