



PCM
£1,200 PCM

Scarborough Road, Brighton

- ONE BEDROOM
- OWN STREET ENTRANCE
- AVAILABLE IMMEDIATELY
- GARDEN FLAT
- WALKING DISTANCE TO PRESTON PARK STATION
- EPC-D

Robert Luff & Co are delighted to bring to market this spacious one bedroom garden flat situated only minutes from Preston Park station. Scarborough Road is located in a popular residential area moments from the open spaces of Preston Park. Brighton beach and the City centre are within easy walking distance as are local shops, bars, coffee shops and good transport links directly to London from Preston Park Station, perfect for commuters. Artist open houses run through the spring months. Seven Dials, the famous Brighton Laines & beach are close by with great local pubs serving good food (try The Station Hotel, The Chimney House, Park View and Preston Park Tavern). Brighton mainline station is also close with a direct link to Victoria accessible in less than one hour.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff
& Co**
Sales | Lettings | Commercial



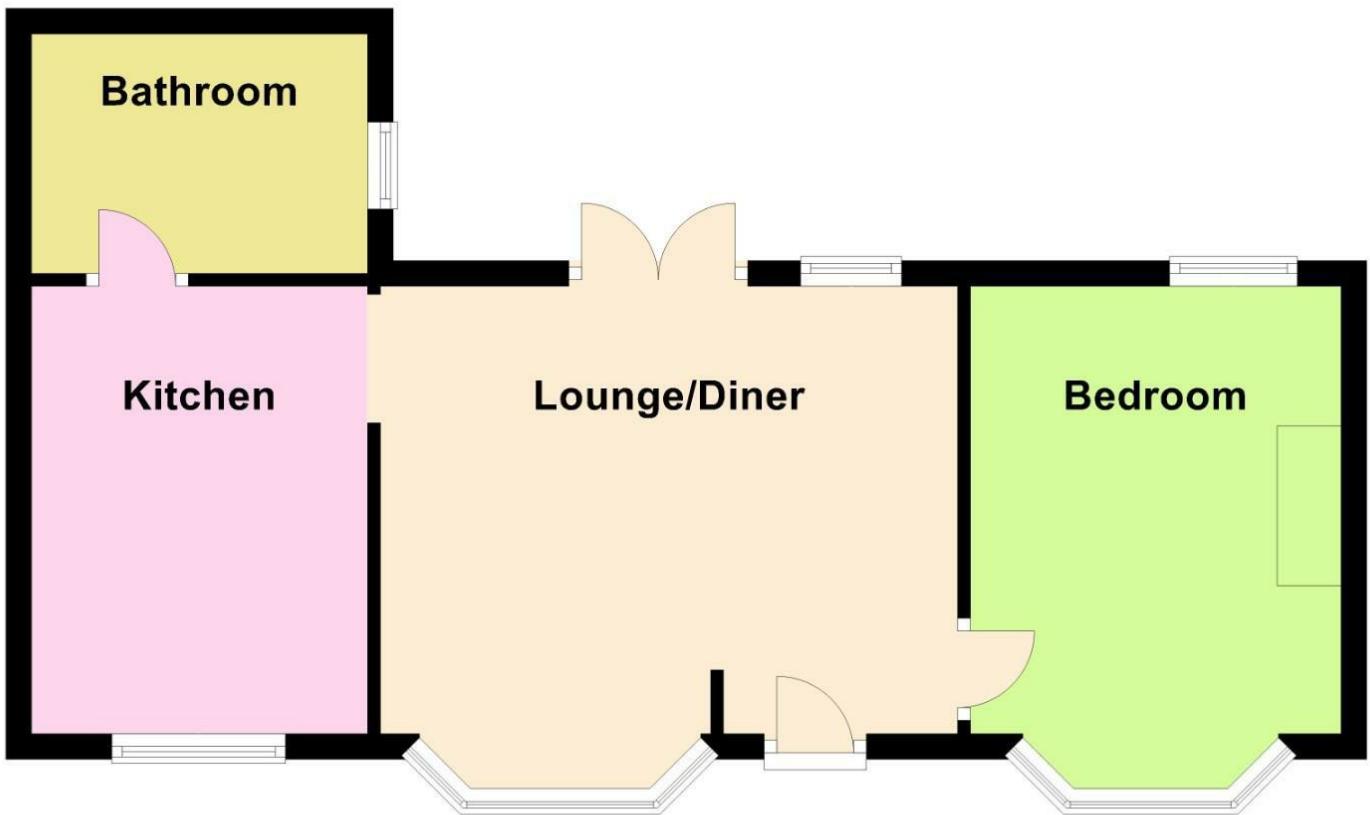
Accommodation

Own Street Entrance
Lounge
Separate Kitchen
Bedroom
Bathroom
Rear Garden



Floor Plan

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 41.7 sq. metres (448.4 sq. feet)

| 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.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@roberluff.co.uk

www.roberluff.co.uk