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## Description

This beautifully refurbished three-bedroom home is now available for rent. The property has been thoughtfully updated throughout, featuring a brand-new kitchen, a new bathroom, and fresh modern décor, providing a comfortable and contemporary living space.

Excellent local amenities, including shops, cafes, and schools, as well as good transport links to Brighton city centre and surrounding areas can be found nearby.

## Key Features

- Beautifully refurbished three-bedroom home
- Brand-new bathroom
- EPC energy rating D
- Two reception room
- Gravel drive to front
- Brand-new kitchen
- Fresh, contemporary décor throughout
- Easy access to A27
- Updated rear garden
- Available now





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Robert  
Luff  
& Co



## Floor Plan Old Shoreham Road

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

