Robert Luff & Co

# Gardner Road, Brighton

- £2,400 PCM



## Description

Robert Luff & Co are delighted to offer this new build, three double bedroom detached house available to let, ideally situated on Gardner Road.

The property is just minutes from Boundary Road, offering a fantastic selection of cafés, shops and excellent bus routes. Portslade Train Station, with direct links to Brighton and London Victoria, is located at the top of Boundary Road, while the seafront is approximately 0.5km away.

The accommodation comprises a bespoke fitted kitchen, a separate living room, three double bedrooms and three modern bathrooms. Externally, the property benefits from a secluded south-facing rear garden and off-road parking.

Further benefits include solar panels, offering improved energy efficiency. This exceptional home is available to let and early viewing is highly recommended.







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**Entrance Hall**

**Living Room**
***4.95 x 3.10 (16'2" x 10'2")***

**Kitchen/Dining Room**
***5.24 x 2.96 (17'2" x 9'8")***

**Ground Floor WC**

**Stairs Leading To First Floor**

**Bedroom Two**
***5.24 x 2.75 (17'2" x 9'0")***

**En-Suite Shower Room**

**Bedroom Three**
***4.07 x 3.10 (13'4" x 10'2")***

**Bathroom**

**Stairs Leading To Second Floor**

**Bedroom One**
***4.89 x 3.29 (16'0" x 10'9")***

**En-suite Shower Room**

**Photography**
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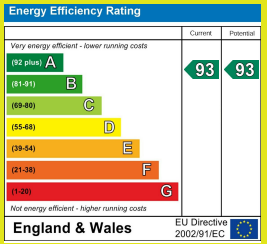
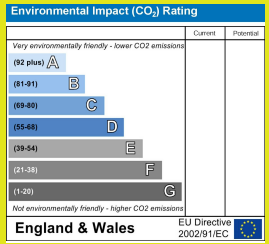
# Floor Plan Gardner Road




Total area: approx. 104.5 sq. metres (1124.8 sq. feet)

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