Robert Luff & Co

Gardner Road, Brighton

- £2,295 PCM

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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 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.

AVAILABLE FOR IMMEDIATE OCCUPATION!!

Key Features

- NEW BUILD
- DRIVEWAY
- SOLAR PANELS
- THREE BEDROOMS
- THREE BATHROOMS
- EPC ENERGY RATING A (93)
- SOUTH FACING GARDEN
- AVAILABLE NOW
- NEWLY FITTED KITCHEN
- PRIVATE REAR BRICK PAVED GARDEN WITH FENCE SURROUND







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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Entrance Hall

Living Room
4.93m x 3.12m (16'2 x 10'3)

Kitchen / Diner
5.21m x 2.95m (17'1 x 9'8)

Stairs Leading To First Floor

Bedroom Two
5.26m x 2.84m (17'3 x 9'4)

Ensuite

Bedroom Three
3.96m x 3.40m (13' x 11'2)

Family Bathroom

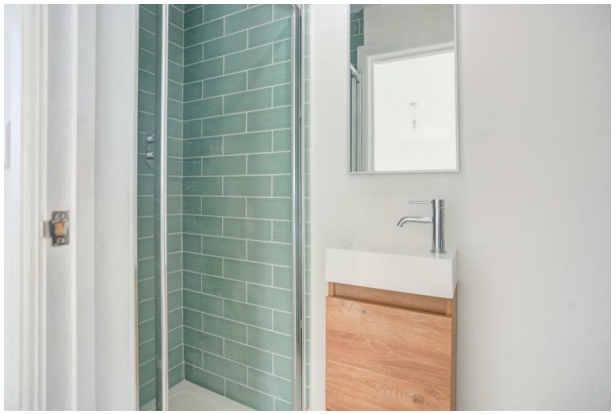
Stairs Leading To Top Floor

Bedroom One
5.23m x 4.88m (17'2 x 16'0)

Ensuite

Agent note Photos
Please note that some images have been virtually staged for illustrative purposes and may not accurately represent the property's current furnishings, décor or layout. These images are intended as a guide only and should not be relied upon as an exact representation of the property.











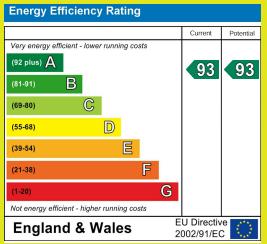
Floor Plan Gardner Road

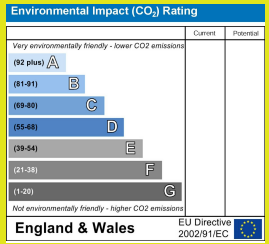


Total Area: 108.6 m² ... 1169 ft²

All measurements are approximate and for display purposes only.







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.

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