



Reigate Road, Brighton



Asking Price
£600,000
Freehold

- Semi Detached Family Home
- Three Double Bedrooms
- Bay Fronted Living Room
- Landscaped Rear garden
- Stunning Bathroom
- Views Over Preston Park
- Large Modern Kitchen / Dining Room
- EPC Rating - D
- Outbuilding Suitable for Home Office

Robert Luff & Co are delighted to offer to market this outstanding three bedroom semi detached house in the ever popular Reigate Road. This family home has been modernised to an extremely high standard throughout and benefits from outstanding views over Preston Park, a landscaped rear garden and an ideal outbuilding with facilities suitable to be a home office. Reigate Road is ideally located for local shops and amenities, you will find Seven Dials and also Preston Road within close proximity as well as bus routes and the mainline Preston Park train station nearby.

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Accommodation

Ground Floor W.C

Kitchen / Diner 22'9 x 11'4 (6.93m x 3.45m)

Living Room 11'4 x 11'11 (3.45m x 3.63m)

Bedroom One 11'4 x 8'10 (3.45m x 2.69m)

Bedroom Two 11'4 x 9'2 (3.45m x 2.79m)

Bathroom

Bath, shower overhead, W.C and wash hand basin.

Bedroom Three 19'11 x 9'5 (6.07m x 2.87m)

Outbuilding 10'2 x 5'3 (3.10m x 1.60m)

With W.C



Floorplan



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.