

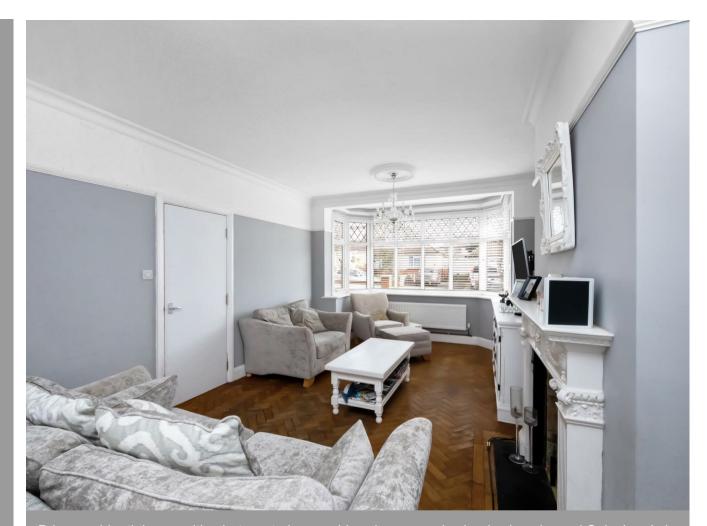
50 Fairfield Gardens, Portslade, Brighton, BN41 2BH

Guide Price £800,000 - £850,000 Freehold

- Imposing detached residence
- Six bedrooms
- 32' Kitchen/family/dining room
- Main bedroom with walk in wardrobes & balcony
- Set over three storeys
- Popular residential location backing onto Easthill Park
- West facing rear garden
- 36' Garage/ workshop and carriage driveway
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £800,000 - £850,000

This impressive detached family home is a must-see, situated in one of Portslade's most sought-after roads and backing onto Easthill Park. The property boasts spacious and versatile accommodation, making it perfect for families. The ground floor features a large entrance hall, formal living room, a 32' kitchen/dining room, a utility room, and a cloakroom/WC. On the first floor, there are five of the seven bedrooms, with the main bedroom including a walk-in wardrobe and an en-suite. The main bedroom also has a westerly-facing balcony that provides stunning views of the garden and Easthill Park. The top floor houses a spacious landing that leads to another bedroom at one end and a storage room that could be used as additional storage or a dressing room. The garden benefits from a westerly aspect and features a large decked terrace and lawn area. The property also benefits from ample parking space, with a 36' garage/workshop and a carriage driveway.



Prime residential area with what are to be considered very good schools close by and Sainsbury's is less than a mile away. Access to the A27 road network is easily accessible as are the buses into and out of the city with the bus stop right outside. Portslade Train Station is only a short walk away too.







Kitchen/Dining/Family Room 32'6 x 21'2

G/F Cloakroom WC

Rear Garden

Property Information
Council Tax Band F: £3,218.10 2023/2024
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private driveway and un-restricted on street parking
Broadband: Standard 17Mbps, Superfast 70 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or title. We cannot guarantee boundaries or rights of way. You must take the

t: 01273 565566

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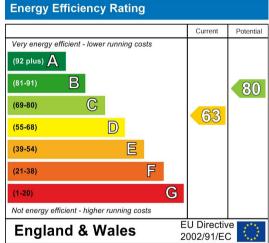








Council:- BHCC Council Tax Band:- F





Fairfields Gardens



Approximate Gross Internal Area = 280.19 sq m / 3015.94 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.