



50 Fairfield Gardens, Portslade, Brighton, BN41 2BH

Spencer
& Leigh

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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.



Entrance
 Entrance Hallway
 Living Room
 21'1 x 11'6
 Kitchen/Dining/Family Room
 32'6 x 21'2
 Utility Room
 6'0 x 5'8
 G/F Cloakroom WC
 Stairs rising to First Floor
 Bedroom
 19'6 x 12'1
 En-suite Bathroom
 12'3 x 8'10
 Balcony
 Bedroom
 14'4 x 9'6
 Bedroom
 13'7 x 11'8
 Bedroom
 11'8 x 11'5
 Bedroom
 11'3 x 10'11
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 19' x 13'1
 Store
 13'1 x 7'2
 OUTSIDE
 Rear Garden
 Garage
 36'3 x 12'7

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)
 Mobile: Good coverage (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 furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(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	

Spencer & Leigh

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.