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Company Registration No: 11397540



## 39 Fairway Crescent Portslade BN41 2FN

Weatherills are very pleased to present this VERY LARGE extended semi-detached family home with benefits including OFF STREET PARKING to the rear a VERY LARGE MAIN BEDROOM with adjacent SHOWER ROOM and spectacular rooftop and Downland views. Located just to the north of Portslade's ever popular Benfield area.



### Offers Over £500,000 Freehold

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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS, A SPACIOUS RECEPTION HALLWAY, A WONDERFUL OPEN PLAN 'L' SHAPED LIVING SPACE AND KITCHEN COMPLETE WITH LOG BURNER AND ACCESS ONTO THE REAR GARDEN.

In terms of outside space there is a front garden and a FANTASTIC DECKED AND LAWNED REAR GARDEN complete with useful outside storage and 2 OFF STREET PARKING SPACES. The property is considered to be in EXCELLENT DECORATIVE ORDER THROUGHOUT, has a great deal of character, a great layout, good room sizes, gas central heating, and of course those FANTASTIC VIEWS.

- AN IMPRESSIVE, WELL LAID OUT 3 STOREY FAMILY HOME
- 4 BEDROOMS AND 2 BATHROOMS
- LARGE OPEN PLAN LIVING SPACE AND KITCHEN WITH LOG BURNER AND ISLAND UNIT
- SPECTACULAR ROOFTOP AND DOWNLAND VIEWS
- 2 OFF STREET PARKING SPACES

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



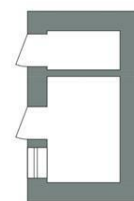
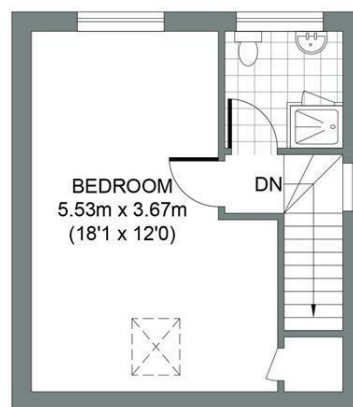
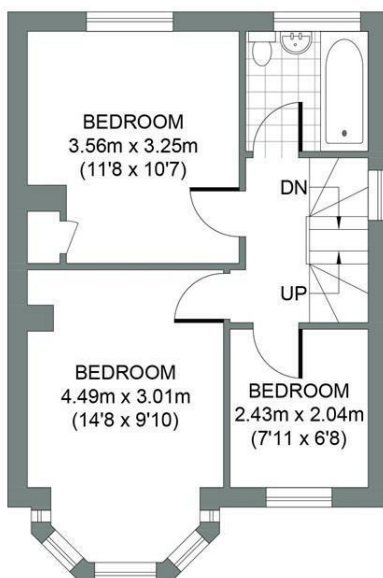
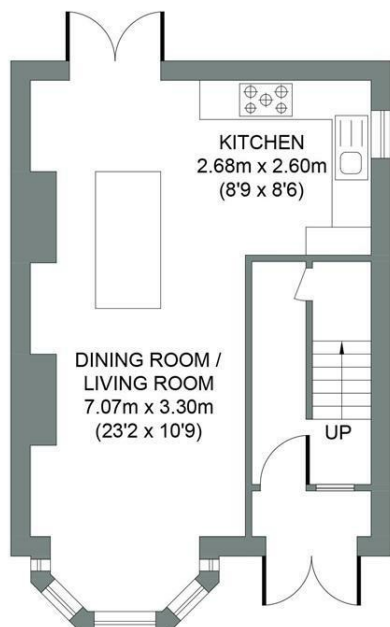
## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
38.92 sq m / 418.93 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
38.92 sq m / 418.93 sq ft

**SECOND FLOOR**  
Approximate Gross Internal Area  
26.43 sq m / 284.49 sq ft

**STORAGE**  
Approximate Gross Internal Area  
2.61 sq m / 28.09 sq ft



**FAIRWAY CRESCENT**

Total Area (Excluding Outbuilding) : 104.27m<sup>2</sup> = 1122.35ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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