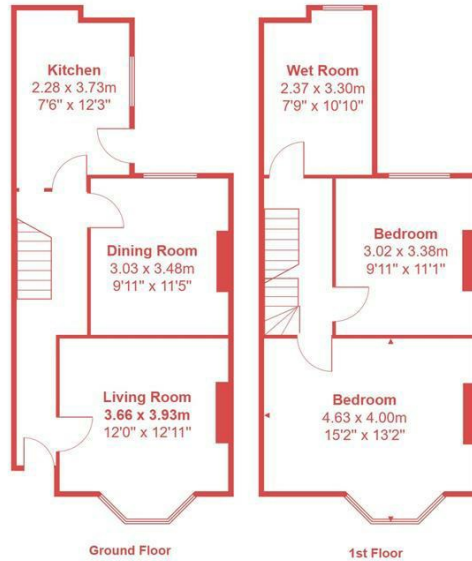




- Development Potential & Ideal First Project
- Good Size Garden
- No Chain
- Great Schools Close By
- Two Bedrooms
- Potential To Extend (STP)
- Close To Mainline Station

## Church Road, Portslade

Price: £275,000 Freehold



Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this two-bedroom terraced house to the market. This property does require full refurbishment and modernisation throughout and has the potential to be improved and extended (subject to permissions).

The property is ideally located as it's only 0.5 miles from Portslade mainline railway station, which has direct services to London and Brighton City centres. Fishergate train station is also only 0.3 miles away. Also, there are various bus routes into Brighton & Hove City Centres.

The popular Boundary Road shopping district, with its range of independent retailers, coffee shops, bars and restaurants, is also only 0.5 miles away. The property is also very close to Vale Park (0.2 miles), popular with families and dog walkers. This property is ideally located for families, as many great schools are nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

