



- Three/Four Bedroom Terraced House
- Close To Mainline Railway Station
- Separate Dining Room
- West Facing Rear Garden
- Rear Acses Via a Twitten to Hurst Crescent
- In Need Of Modernisation
- Lounge
- Good Size Kitchen
- Decked BBQ area and Separate Lawn Area

Trafalgar Road, Portslade

Price: £400,000 Freehold



Ground Floor
Area: 45.5 m² ... 490 ft²

First Floor
Area: 45.5 m² ... 489 ft²

Total Area: 91.0 m² ... 979 ft²

All measurements are approximate and for display purposes only.

Cox & Co are pleased to offer this three/four-bedroom mid-terraced period townhouse.

The property does require modernisation, but it is a fantastic blank canvas for any buyer to improve and extend (subject to the relevant permissions).

On the ground floor, you have a lounge, a separate dining room, and a large kitchen to the rear. On the first floor, there are four bedrooms and a family bathroom.

Outside is a good-sized west-facing rear garden that has been partly decked with a lawned area and a shed. There is also rear access to the twitten.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

