



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

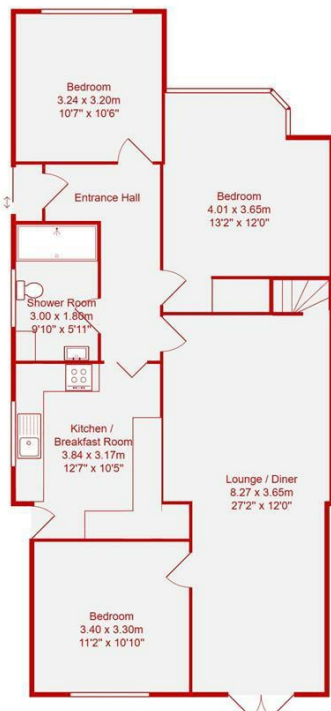
01273 00 99 66  
coxandcohomes.co.uk



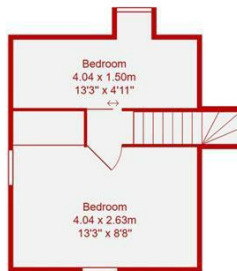
- Detached Bungalow
- Large Secluded West Facing Rear Garden
- Off Street Parking
- Highly Popular Location
- No Chain
- Four/Five Bedrooms
- Double Length Garage
- Potential to Improve and Extend (stp)
- Large Through Lounge/Diner
- Viewing Advised

## Fairfield Gardens, Portslade

Price: £500,000 Freehold



**Ground Floor**  
Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup>  
Total Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup>



**Second Floor**  
Area: 22.0 m<sup>2</sup> ... 237 ft<sup>2</sup>



Cox & Co are delighted to present this spacious and versatile four/five-bedroom detached chalet bungalow, now available for sale.

Occupying a generous plot on the highly sought-after east side of the road, this property boasts a large, secluded west-facing garden that backs directly onto the beautiful East Hill Park — offering privacy and open views with no rear overlooking.

The home offers immense potential for extension and improvement, subject to the necessary planning permissions, making it a fantastic opportunity for buyers looking to create a bespoke family residence.

The current layout includes three well-proportioned bedrooms on the ground floor, with an additional two bedrooms on the first floor, offering flexibility to suit a range of family needs. The interior requires full modernisation throughout, providing a blank canvas to personalise and design to your own taste and standards.

Additional features include a double-length garage and private off-street parking, enhancing the practicality and convenience of the home.

This property is offered for sale with no onward chain, ensuring a smooth and straightforward buying process.

To arrange a viewing or for more information, please contact the team at Cox & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC