



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

01273 00 99 66
coxandcohomes.co.uk



- Dual Extended Four Bedroom Family House
- Open Plan Kitchen & Family Room
- Master Bedroom With En-Suite Shower Room
- Family Bathroom WC
- Very Popular Location
- West Facing Large Rear Garden
- Separate Lounge
- Private Off Street Parking For Two Cars
- Three Bedrooms On The First Floor
- Viewing Advised

Fairfield Gardens, Portslade, Brighton

Price: £700,000 Freehold



Cox & Co are delighted to present this beautifully extended four-bedroom family home to the market.

The property has been thoughtfully expanded to offer generous living space throughout. Upon entering, you're welcomed into a spacious hallway, complete with a downstairs cloakroom and WC. The ground floor features a separate lounge and a stunning open-plan kitchen and family room, with patio doors that open out onto a large, west-facing rear garden—perfect for entertaining or relaxing in the afternoon sun.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom. A further staircase, retaining its original character, leads to the impressive master bedroom, which enjoys far-reaching views to the west towards the sea and to the east across the South Downs National Park.

Outside, the substantial west-facing rear garden has been landscaped and offers excellent potential for further development, such as a garden office or studio. To the front, the property benefits from private off-street parking for two vehicles.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		