



## 60 Fairfield Gardens

Portslade BN41 2BH

Guide Price £625,000-£650,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- STUNNINGLY REFURBISHED
- THROUGH LIVING/DINING ROOM
- MODERN BATHROOM AND SHOWER ROOM
- CONTEMPORARY KITCHEN
- PRIVATE DRIVE
- SECLUDED WEST FACING GARDEN

GUIDE PRICE £625,000 - £650,000 Whitlock and Heaps are delighted to bring to market this stunning detached family home that has just undergone an extensive refurbishment programme having been completed to an excellent standard to now offer versatile four-bedroom accommodation with a contemporary bathroom and shower room. The spacious ground floor accommodation that although open plan has been skilfully designed into separate segments and flows beautifully onto the feature of this house the West facing rear garden. To the front there is a private drive with ample parking for three/four vehicles. The property is being sold with no onward chain. Situated in this convenient location within easy reach of local amenities and the south downs, the A23/27 are also easily accessible.

**ENTRANCE HALL** Radiator.

**KITCHEN** Newly fitted and incorporating stainless steel sink with mixer tap, adjacent wooden worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with concealed extractor over, integrated fridge/freezer, washing machine and dishwasher, cupboard housing 'Ideal' gas-fired boiler, window overlooking the garden, radiator, opening to:-

**DINING AREA** Radiator, bi-fold doors to garden.

**LIVING AREA** Working fireplace with tiled hearth, UPVC double glazed window, radiator.

**BEDROOM 4** UPVC double glazed window, radiator.

**BATHROOM** New white suite comprising panelled bath with shower over and mixer tap, glazed shower screen, wash-hand basin with drawer under, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor with underfloor heating.

**FIRST FLOOR**

**LANDING** Two UPVC double glazed windows.

**BEDROOM 1** UPVC double glazed window overlooking garden, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed frosted window, radiator.

**SHOWER ROOM** Comprising walk-in shower, wash basin with drawers under, low level w.c., heated ladder style radiator, tiled floor, underfloor heating, frosted UPVC double glazed window, fitted shelving.

**OUTSIDE**

**WEST FACING REAR GARDEN** Being a particular feature of the property backing onto an open field. Predominantly laid to lawn with area of decking.

**PRIVATE DRIVEWAY** Offering parking for numerous vehicles.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 80  C     |
| 55-68                    | D             | 56  D   |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**FAIRFIELD GARDENS**

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1159 sq ft / 107.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1170 sq ft / 108.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Floors, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- HC Hood Height Below 1.5m
- M Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- LD Gardens Shortened for Display

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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