



## 40 Gordon Road, Brighton, BN41 1PT

Guide price £300,000

Welcome to Gordon Road, Portslade - a charming post-war house with great potential! This property boasts 2 reception rooms, 2 double bedrooms, and 1 bathroom, making it a cosy and manageable space for a small family or couple.

Although it needs modernising, this house offers a fantastic opportunity to create a home tailored to your tastes and preferences. The nice patio garden is perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

Ideally situated with easy access to Brighton and Hove, nearby Portslade mainline train station & Fishersgate station offering convenient commuter links to London.

Station Road offers a wide variety of shops, bars and cafes and down on the waterfront there's a recently opened Small Batch Roastery and Espresso Bar. Southwick beach and Harbour are only a short walk away.

### Entrance Hall

8'6" x 4'1" (2.61 x 1.26)

Front door leading to entrance hall, stairs to first floor, coved ceiling, door to:

### Living Room

14'1" x 12'6" (4.31 x 3.83)

Southerly aspect double glazed window overlooking Gordon Road, radiator, feature fire place with mantle surround and marble hearth, wood laminate flooring throughout. Opening to:

### Dining Room

9'2" x 8'10" (2.8 x 2.7)

Double glazed sliding patio doors leading to the garden, radiator and central heating thermostat.

### Kitchen

8'8" x 8'2" (2.65 x 2.51)

Double glazed window over looking the rear garden. Wall mounted Vaillant gas boiler. Floor mounted kitchen units with work surface, inset sink and drainer with mixer tap, 4 ring hob and space for appliances. Door to deep walk-in cupboard housing both electric and gas meters and offering excellent storage.

### Landing

Stairs from ground floor, doors to all first floor rooms and hatch to loft area.

### Bedroom One

14'3" x 9'4" (4.35 x 2.87)

Southerly aspect double glazed window overlooking Gordon Road, radiator, coved ceiling. Built in double wardrobe with storage above.

### Bedroom Two

11'10" x 8'11" (3.63 x 2.74)

Double glazed window to the rear, radiator, wood laminate flooring.

### Bathroom

8'1" x 5'6" (2.47 x 1.68)

Double glazed window with obscured glass to the rear. Coloured bathroom suite with panelled bath, mixer tap with shower attachment. Low level lavatory, wash basin with storage cupboard beneath, radiator and part tiled walls.

### Loft

17'6" in length (5.35 in length)

Loft ladder from landing. Floor boarded throughout and roof window.

### Front Garden

Formal front garden with patio area.

### Rear Garden

27' x 17' (8.23m x 5.18m )

Paved rear garden with fence borders, shed, raised deck area, outside water tap. Garden is accessed from sliding patio doors or side gate leading to rear access path and opening to Gordon Road.

### Other Information

Tenure: Freehold

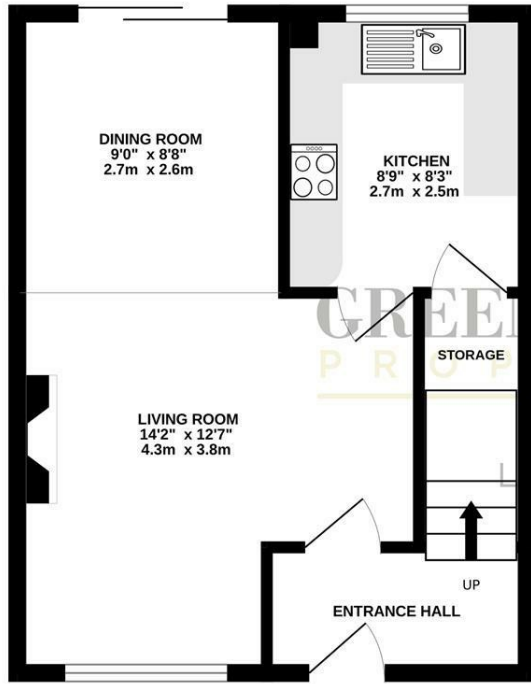
Local Authority: Adur

Council Tax Band: B

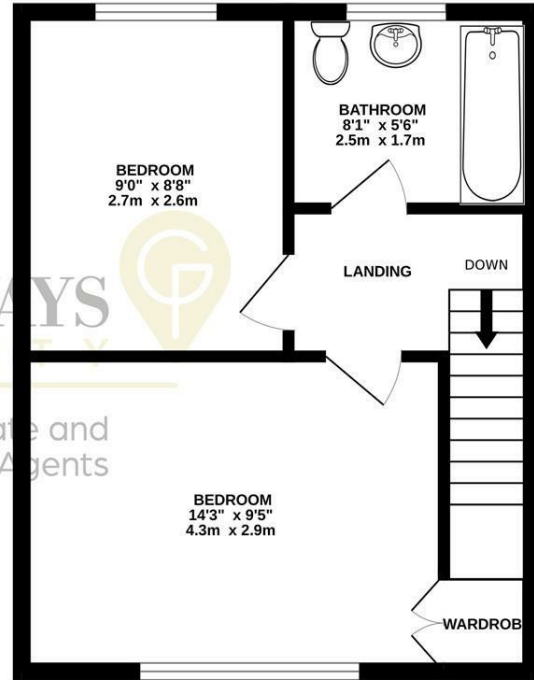
Parking: Unrestricted street parking.

# Floor Plan

**GROUND FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



**1ST FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



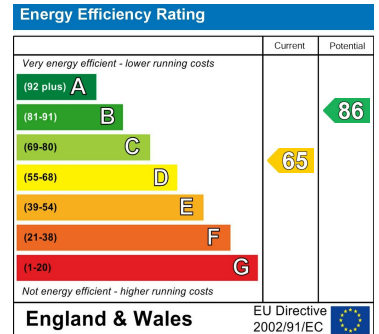
**TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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