



Vale Road, Portslade Brighton BN41 1GD

Fox and Sons are delighted to offer this spacious and versatile 3 storey period family home located moments from Portslade train station and Boundary Road which offers various shops, restaurants and bars.

welcome to

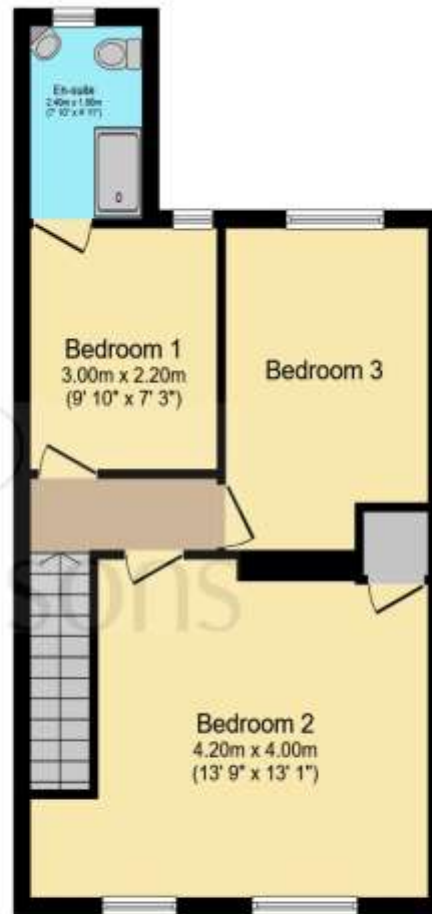
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The property is well laid out with accommodation arranged over 2 floors. The ground floor consists of two separate reception rooms, modern fitted kitchen with doors to the large garden. The garden partly patio with two brick storage spaces one with WC and Boiler. The first floor consists of 3 bedrooms all of a generous size and modern fitted bathroom comprising a walk in shower, low level WC, heated towel rail & wash hand basin and under floor heating.





Ground Floor



First Floor

Total floor area 96.4 m² (1,038 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Vale Road, Portslade Brighton

- THREE BEDROOM FAMILY HOME
- POPULAR LOCATION
- CLOSE TO PORTSLADE TRAIN STATION
- LARGE REAR GARDEN
- NO ONGOING CHAIN
- PLENTY OF STORAGE THROUGHOUT
- LOVELY LOCAL PARKS

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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