



# 37 Fairway Crescent

Portslade BN41 2FN

Asking Price Of £435,000

Freehold

- THREE BEDROOM END TERRACE
- OFF ROAD PARKING
- OPEN LIVING/DINING
- SEPARATE KITCHEN
- GARAGE
- GOOD SIZE GARDEN
- FUNCTIONING OPEN FIRE PLACE
- AMPLE STORAGE

Whitlock & Heaps are delighted to present to market this 'Mira' shower. Being mostly tiled throughout. Pedestal wash hand basin, extractor fan, low level w.c., radiator.

1930s three-bedroom end terraced family home. Boasting a good size entrance hall and a light and airy open living/dining room with a separate kitchen. Double doors take you through to a good size rear garden, benefitting from a seating area to front and decking to rear.

Bus routes operate locally making public transport throughout the city simple, with the local buses taking you straight to Brighton. You have an abundance of local walks nearby as well as a vast selection of good school within the catchment area.

Another particular benefit of this lovely house are two double bedrooms, the rear room with great views of the Sussex Downs. The living room also has a functioning open fire place.

**ENTRANCE HALL** Double glazed window, understairs storage housing electrics, radiator.

**LIVING DINER** Double glazed bay window overlooking front, open fireplace with hearth, radiator. Through to dining area consisting of double-glazed doors onto garden, hatch to kitchen, radiator.

**KITCHEN** Incorporating stainless steel bowl sink with mixer taps and drainer. Vinyl work surfaces with cupboards below and matching eye level cupboards. Being part tiled with space for fridge freezer, cooker, washing machine. 'Vaillant' gas fired boiler and door on to garden.

**LANDING** UPVC double glazed window to side, loft hatch above, radiator.

**BEDROOM** Double glazed window with views of the Sussex Downs, fitted cupboard, radiator.

**BEDROOM** Double glazed bay window, fitted wardrobes, radiator.

**BEDROOM** UPVC double glazed window overlooking front, radiator.

**BATHROOM** Comprising panelled bath with electric

**OUTSIDE** Rear garden comprising of seating area to front and steps down to garden and further seating at decked area to rear. Lawn being well maintained with borders. Door to outdoor w.c and further storage cupboards. Door at rear to garage.

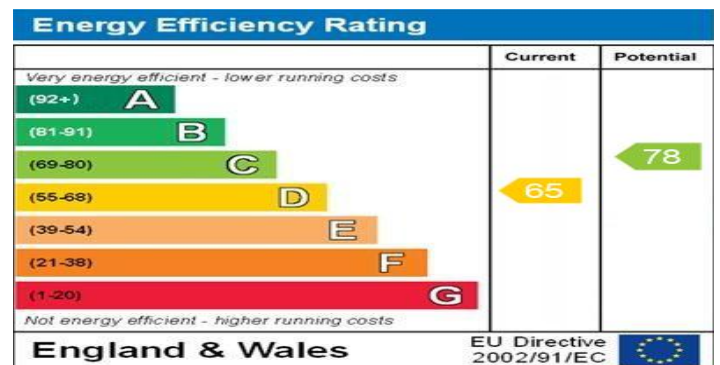
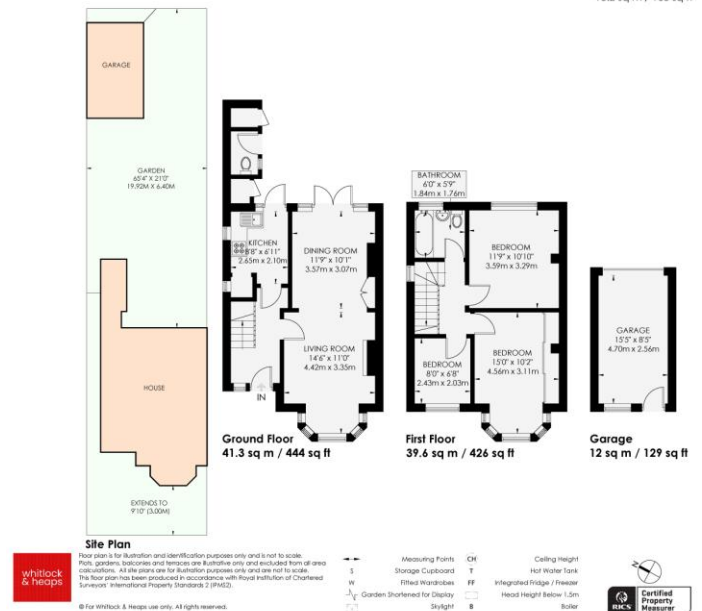
Front garden being brick block paving for off road parking. Shrubs to one side with path to other.

Council Tax Band C (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

**FAIRWAY CRESCENT**

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA  
92.9 sq m / 999 sq ft  
INCLUDING LIMITED USE AREA OF  
15.2 sq m / 163 sq ft



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