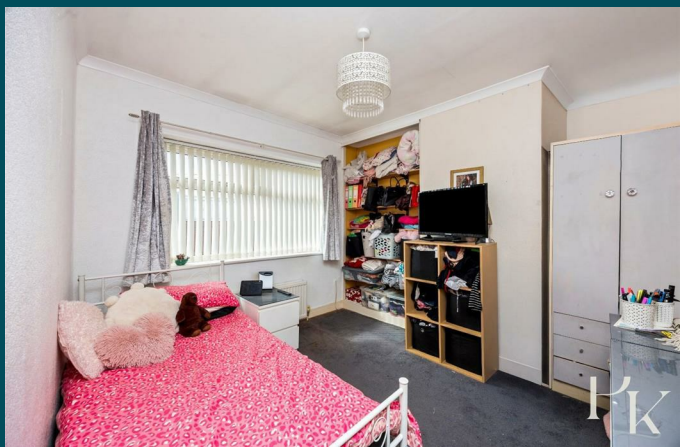




48 Gordon Road

Brighton, BN41 1PT

Guide price £325,000 - £345,000

A versatile three/four bedroom family home offering deceptively spacious accommodation arranged over two floors, with flexible living space, two reception rooms, utility room and a lovely walled garden.

Set along Gordon Road in Fishersgate, this well-proportioned terraced home offers approximately 879 sq ft / 81.69 sq m of internal accommodation and provides a flexible layout that could work particularly well for families, first-time buyers or those needing additional space to work from home.

The ground floor is arranged with a comfortable living room to the front, featuring a traditional fireplace as its focal point, while further along the hallway is a separate dining room, providing plenty of space for a family dining table.

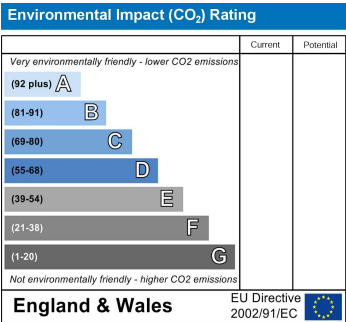
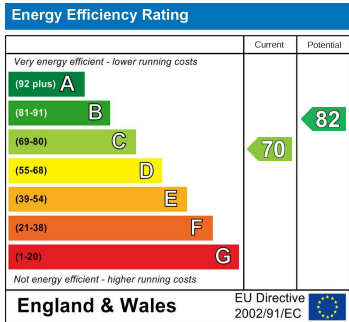
To the rear is a fitted kitchen with a good range of storage and worktop space, complemented by a useful utility room alongside. Also positioned on this level is an additional room currently shown as a bedroom/study, giving the house real flexibility. This could make an ideal home office, occasional fourth bedroom, playroom or could be knocked through to provide a larger kitchen with the correct structural supports already in place.

Upstairs, the first floor provides three further bedrooms, including a generous principal bedroom with fitted wardrobe space. A particularly useful feature of the house is the separate shower room, helping make the layout practical for a busy household. Also on this level is access to the loft space, which could be converted to another bedroom, if desired and STNC.

Outside, the property benefits from a lovely rear garden, predominantly paved for ease of maintenance and offering plenty of room for outdoor seating, entertaining and planting. There is also a garden shed providing useful additional storage.

The house is presented in a comfortable, lived-in condition while still offering scope for a new owner to update and personalise the accommodation over time.

Gordon Road is conveniently positioned in Fishersgate, with access to local shops, schools and transport connections, while both Portslade, Southwick and Shoreham are within easy reach. Fishersgate railway station is also nearby, making the location particularly convenient for commuters.



Pearson
Keehan