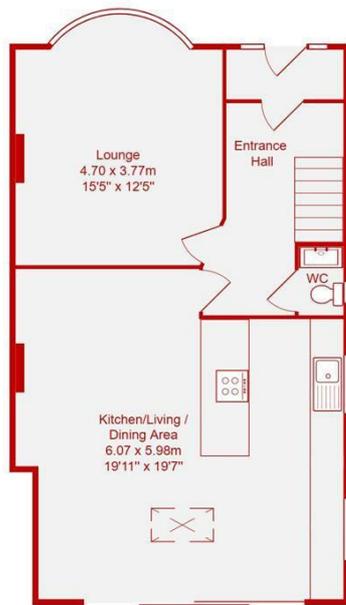




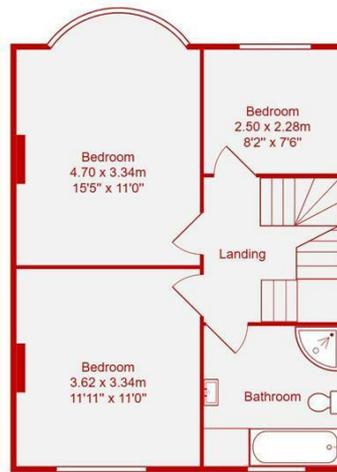
- Dual Extended Four Bedroom Family House
- Open Plan Kitchen & Family Room
- Master Bedroom With En-Suite Shower Room
- Family Bathroom WC
- Very Popular Location
- West Facing Large Rear Garden
- Separate Lounge
- Private Off Street Parking For Two Cars
- Three Bedrooms On The First Floor
- Viewing Advised

Fairfield Gardens, Portslade, Brighton

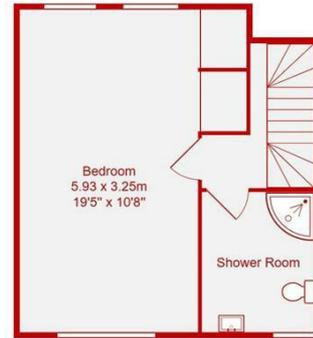
Price: £650,000 Freehold



Ground Floor
Area: 61.0 m² ... 656 ft²



First Floor
Area: 47.0 m² ... 506 ft²



Second Floor
Area: 32.0 m² ... 345 ft²



Total Area: 140.0 m² ... 1507 ft²

All measurements are approximate and for display purposes only.

Cox & Co are delighted to present this beautifully extended four-bedroom family home to the market.

The property has been thoughtfully expanded to offer generous living space throughout. Upon entering, you're welcomed into a spacious hallway, complete with a downstairs cloakroom and WC. The ground floor features a separate lounge and a stunning open-plan kitchen and family room, with patio doors that open out onto a large, west-facing rear garden—perfect for entertaining or relaxing in the afternoon sun.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom. A further staircase, retaining its original character, leads to the impressive master bedroom, which enjoys far-reaching views to the west towards the sea and to the east across the South Downs National Park.

Outside, the substantial west-facing rear garden has been landscaped and offers excellent potential for further development, such as a garden office or studio. To the front, the property benefits from private off-street parking for two vehicles.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

