



Fishersgate Terrace, Portslade

Offers Over **£275,000**



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Two Double Bedrooms
- Double Aspect Kitchen
- Spacious South Facing Lounge/Diner
- Wrap Around South/West Facing Terrace
- Impressive River And Sea Views
- Inspection Is A Must
- Close To Local Amenities
- Within A Mile Of Access To Southwick Beach To The West
- Within A Mile Of Hove Lagoon, Seafront Walks And Beach Access

We are delighted to offer for sale this rare opportunity to acquire this charming two bedroom cottage with breathtaking River and Sea Views.



Situated on the A259 coast road in Portslade close to open park land with local shops nearby, the 700 bus route runs along the South coast to the East and West respectively. Southwick locks are a short walk away providing direct access onto the beach. More comprehensive shopping facilities, amenities and train stations can be found in either Boundary Road, Portslade or Southwick Square, Southwick to the east and west respectively.



Pvcu double glazed front door through to:

ENTRANCE HALL Comprising loft hatch access.

SPACIOUS SPLIT LEVEL LOUNGE/DINER South aspect. Benefitting from direct River and distant Sea views. Comprising pvcu double glazed double doors leading out on to wrap around terrace, sunken spotlights, single light fitting, cupboard housing electric meter, radiator.

DOUBLE ASPECT KITCHEN South and West aspect. Benefitting from direct River and distant Sea views. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with oven below having extractor fan over, part tiled splashbacks, sunken spotlights, radiator, pvcu double glazed door leading out to side access.

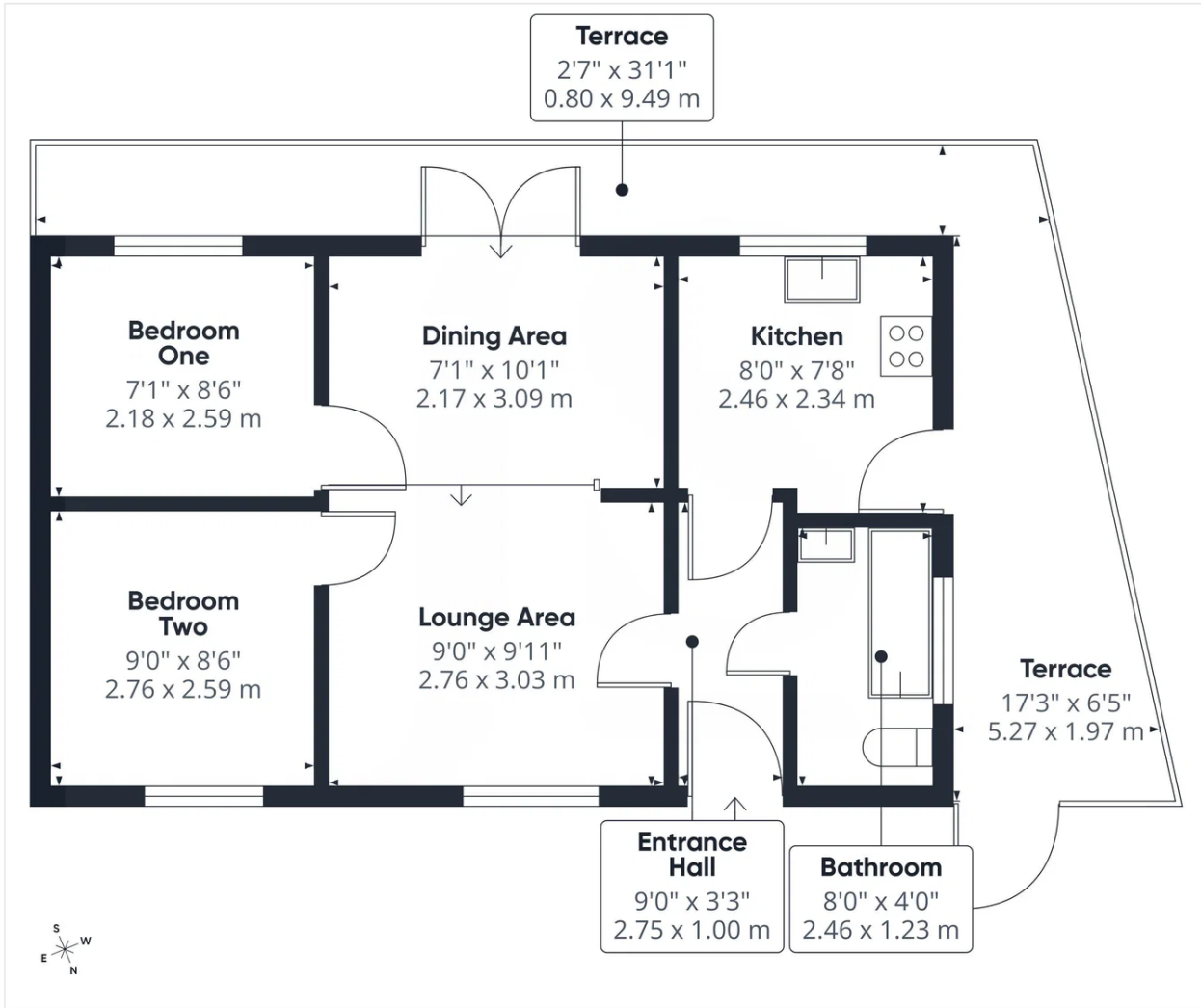
BEDROOM ONE South aspect. Benefitting from direct River and distant Sea views. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, pedestal hand wash basin, panel enclosed bath having wall mounted Triton electric shower over, part tiled walls, radiator, sunken spotlights.

SOUTH/WEST FACING WRAP AROUND TERRACE External power points, outside tap, gate to side access, direct River views and distant Sea views.





Approximate total area^m

430 ft²
40 m²

Balconies and terraces

165 ft²
15.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.