



Fairfield Gardens, Portslade
£425,000



Property Type: Semi-Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Council Tax Band: C

- Open Plan Kitchen/Diner/Conservatory
- Main Bedroom With Ensuite
- Close To Easthill Park & Portslade Station
- No Onward Chain
- Versatile Accommodation
- Separate Lounge
- Gas Central Heating
- Good Size Rear Garden
- Garage
- Three Double Bedrooms

We are delighted to offer for sale this spacious three double bedroom semi detached extended bungalow benefitting from a separate garage within this popular Portslade residential location.

Situated in the popular Foredown/Benfield area of Portslade close to West Hove, benefitting from being within 300ft of direct access to Easthill Park with other local parks such as Victoria Park also being nearby.

Public transport can also be found closeby with bus routes at the bottom of Foredown Drive leading to Brighton & Hove or to Shoreham Town Centre to the East and West respectively, and Portslade Railway Station being approximately 3/4 mile away to the South.

Schools for all age groups are within the area as are local shops and leisure facilities in Portslade Community College. More comprehensive shopping facilities can be found in Boundary Road and approximately 3/4 of mile away there is a Sainsburys Superstore including Argos. Hove Lagoon is in close proximity providing watersports, cafes, play parks and direct access to the seafront.





Private front door through to:-

L SHAPED ENTRANCE HALL Comprising carpeted flooring, radiator, feature wood panelling, pendant light fitting, storage cupboard.

OPEN PLAN KITCHEN North/West aspect. Comprising pvcu double glazed window, matching range of fitted cupboards and drawers, roll edge laminate work surface with inset stainless steel single drainer sink unit with mixer tap, space for range style oven/cooker with extractor fan over, space for dishwasher, space for washing machine, part tiled walls, recessed spotlights, opening through to:-

OPEN PLAN TRIPLE ASPECT CONSERVATORY/DINING AREA North, North/East & South/East aspect. Comprising pvcu double glazed windows, pvcu double glazed door to side access, pvcu double glazed double doors out to rear garden, laminate flooring, sliding door to Lounge.

SEPARATE LOUNGE Comprising radiator, carpeted flooring, feature fireplace, pvcu double glazed sliding door to Conservatory, ceiling light fitting, two wall mounted lights.

BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath, low flush wc, pedestal hand wash basin, radiator, laminate flooring, part tiled walls, extractor fan.

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

INTERNAL HALLWAY Door to Bedroom. Stairs to First Floor.

BEDROOM THREE South/West aspect. Comprising pvcu double glazed window into curved bay, radiator, carpeted flooring.

FIRST FLOOR

ENSUITE BEDROOM ONE North/East aspect. Comprising pvcu double glazed window, double glazed velux window, carpeted flooring, radiator, recessed lighting, sliding door into:-

ENSUITE Comprising double glazed velux window, panel enclosed bath with telephone style mixer tap and shower attachment, wall hung hand wash basin, low flush wc with hidden cistern, radiator, storage cupboard, wall mounted light.

FRONT GARDEN Large lawned area with various mature shrubs, trees and bushes being dwarf wall enclosed, shared drive to garage.

REAR GARDEN Decked area leading onto large lawned area, having steps at the rear leading up to large raised patio area, variety of mature shrubs, trees and bushes, gate to side access.

GARAGE With up and over door, power and lighting, window.





Approximate total area⁽¹⁾
 1168 ft²
 108.6 m²

Reduced headroom
 29 ft²
 2.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



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.