



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

£450,000

Fairway Crescent

Brighton, BN41 2FL



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PROPERTY SUMMARY

GUIDE PRICE £450,00 - £475,000

Fairway Crescent is situated in a popular residential area close to Portslade Village Centre and within a short drive of well-regarded local schools. Regular bus services provide easy access to Portslade Town Centre and mainline railway station, as well as Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also nearby, making this a convenient and family-friendly location.

Jack Taggart & Co are delighted to present this beautifully modernised three bedroom terraced family home, finished with stylish décor throughout.

The property benefits from an attractive front garden with steps leading up to the front door. Inside, a welcoming entrance hall provides space for coats and shoes. To the right is a bright and spacious living room featuring high ceilings, a bay-fronted window and a charming working fireplace. This space flows nicely through to the modern fitted kitchen, offering ample storage, generous worktop space, a skylight and a large window overlooking the rear garden.

The ground floor also comprises a convenient cloakroom with W/C and wash basin, along with a separate study – ideal for working from home.

The private landscaped rear garden is arranged with both patio and lawned areas, perfect for outdoor seating and entertaining. At the rear there is access to a private garage along with off-street parking.

Upstairs, the first floor offers two generous double bedrooms, a third bedroom ideal as a nursery, dressing room or home office, and a modern family bathroom with shower over bath.

This wonderful home has been updated to a high standard by the current owners and offers stylish, move-in ready accommodation. Viewing is highly recommended.

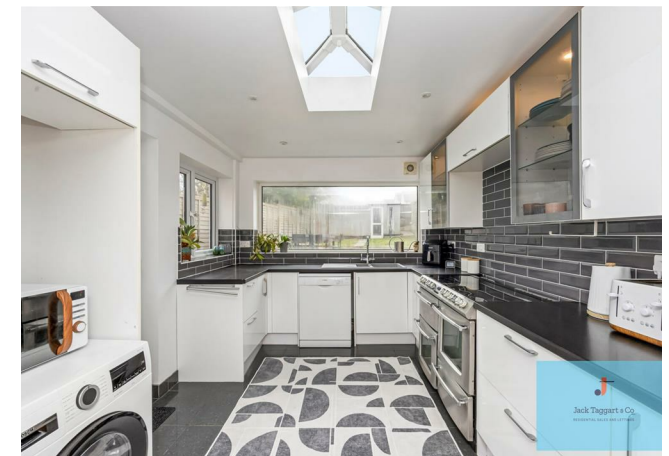
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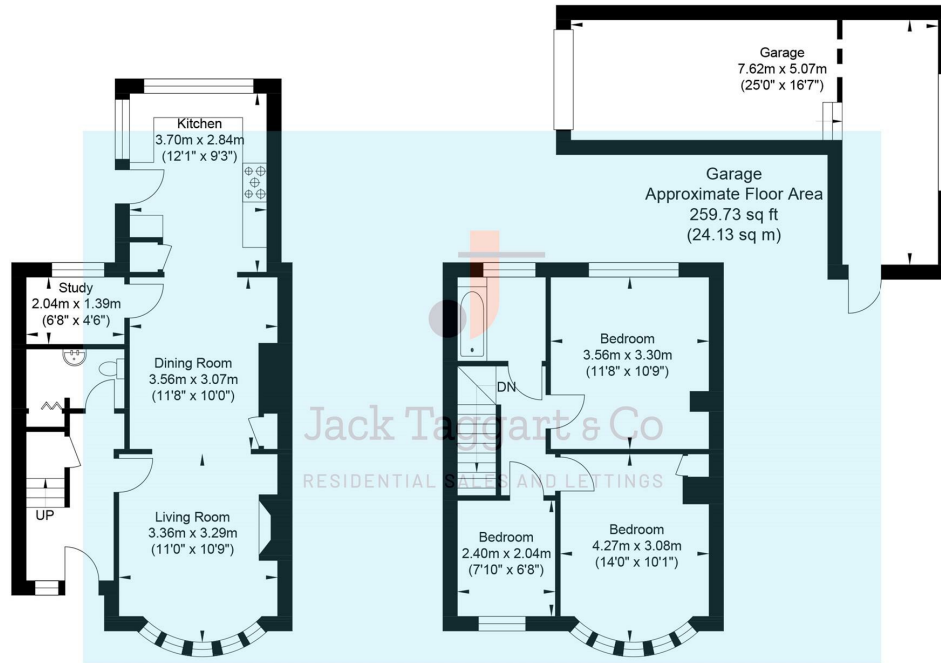


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Fairway Crescent



Ground Floor
Approximate Floor Area
504.50 sq ft
(46.87 sq m)

First Floor
Approximate Floor Area
403.43 sq ft
(37.48 sq m)



Approximate Gross Internal Area (Excluding Garage) = 84.35 sq m / 907.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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