

Brighton, BN41 1SS

Guide price £375,000

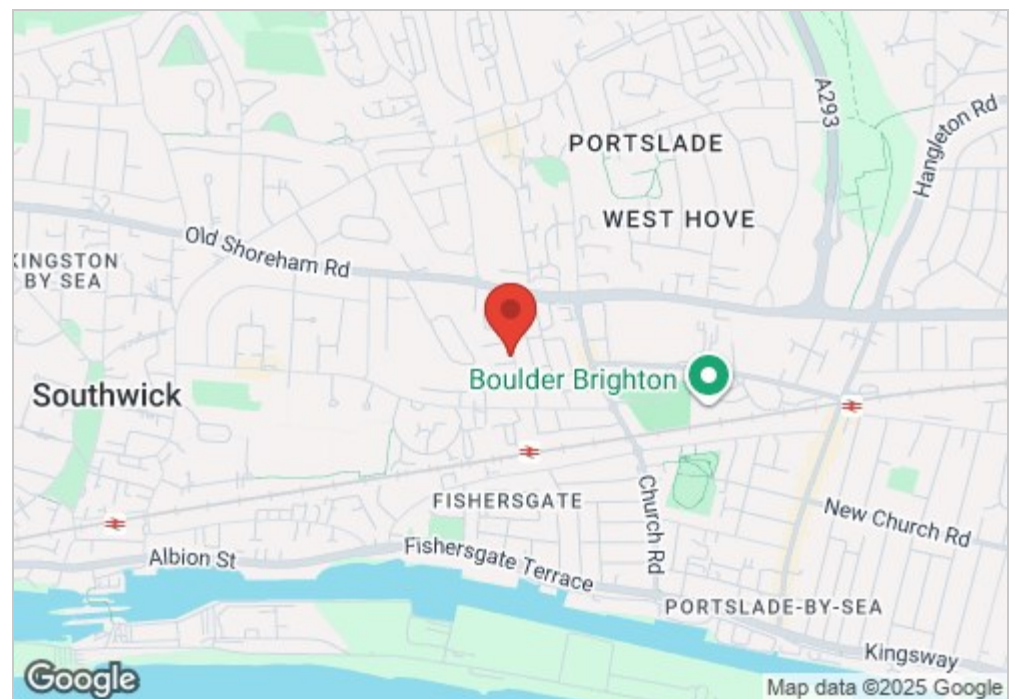
Charming Two-Bedroom Terrace Home in the Heart of Portslade

On the ground floor, you'll find a spacious open-plan living and dining area, ideal for entertaining or relaxing in comfort. To the rear, a separate, newly fitted kitchen boasts a sleek modern design, complete with a gas hob, electric oven, and ample space for a freestanding fridge/freezer and dishwasher. A door from the kitchen leads directly out to the sunny garden.


Outside, the garden offers a peaceful retreat, with a small patio area perfect for al fresco dining and a neat lawn, all enclosed by a smart, recently installed wooden fence for added privacy.

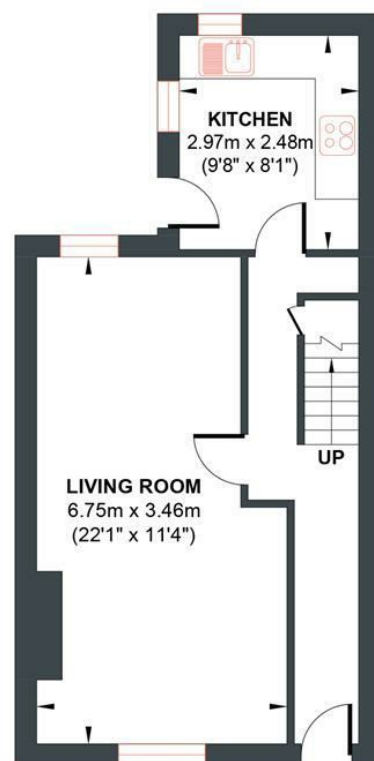
Upstairs, there are two generously sized double bedrooms and a large family bathroom, offering plenty of space for couples, sharers, or small families.

This inviting home is move-in ready and situated in a fantastic location for both commuters and local living. Early viewing is highly recommended.



- Two double-bedroom terrace house in desirable Portslade location
- Separate, modern kitchen with gas hob and electric oven
- Direct access from kitchen to private rear garden
- Large upstairs family bathroom
- Vacant property
- Spacious open-plan living and dining area
- Kitchen includes space for freestanding fridge/freezer and dishwasher
- Sunny garden with patio area
- Close to Portslade high street shops and amenities
- Chain free

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G | | 74 | 84 |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales EU Directive 2002/91/EC | |  | |



GROUND FLOOR

Approximate Floor Area
405.26 sq ft
(37.65 sq m)



FIRST FLOOR

Approximate Floor Area
405.26 sq ft
(37.65 sq m)



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All measurements are approximate

