



67 Fairfield Gardens

Brighton BN41 2BJ

Asking Price Of £400,000

- THREE BEDROOMS
- WET ROOM
- KITCHEN
- LIVING/DINING ROOM
- CONVSERVATORY
- REAR GARDEN
- GARAGE
- NO ONWARD CHAIN

A rare opportunity to acquire a semi-detached family home coming to the market for the first time in over 65 years.

Offering tremendous scope for extension and refurbishment (subject to the necessary consents), the property provides excellent potential to create a superb long-term family home.

The current accommodation comprises three bedrooms, together with a spacious through living/dining room, kitchen, and conservatory to the ground floor. Externally, the property benefits from a generous rear garden and a front garden that offers excellent potential for conversion to off-street parking (subject to approval).

Ideally situated in this desirable residential location, the property is conveniently positioned within easy reach of local amenities, schools, and transport links.

ENCLOSED ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Radiator, understairs cupboard.

KITCHEN Incorporating stainless steel sink 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, five ring gas hob with oven under, radiator, fitted cupboard, UPVC double glazed window.

LIVING/DINING ROOM Gas fire with back boiler, UPVC double glazed bow window, radiator, door to conservatory.

CONSERVATORY Part brick built with UPVC double glazed windows and door to garden.

FIRST FLOOR

LANDING Hatch to loft space, UPVC double glazed window.

BEDROOM 1 UPVC double glazed bow window, fitted wardrobes, radiator.

BEDROOM 2 Fitted double wardrobe, UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

WET ROOM Comprising shower area, wash hand basin, low level w.c, radiator, part tiled walls.

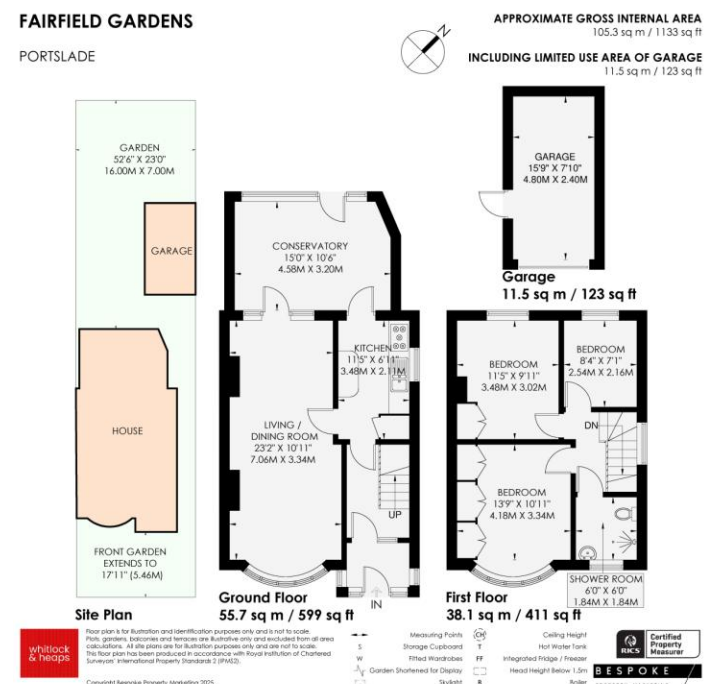
OUTSIDE

GARAGE Up and over door, door to garden.

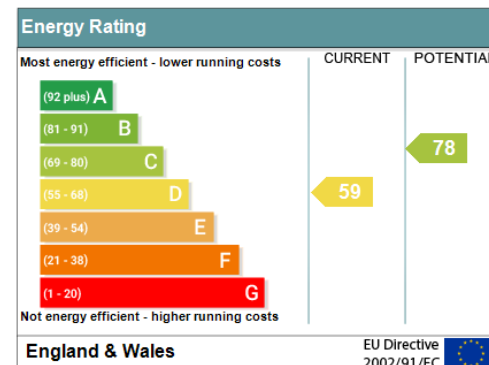
REAR GARDEN Mainly laid to lawn with patio area.

FRONT GARDEN Laid to lawn, (majority of the houses on this road have put hardstanding to the front).

Council Tax Band D as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.



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