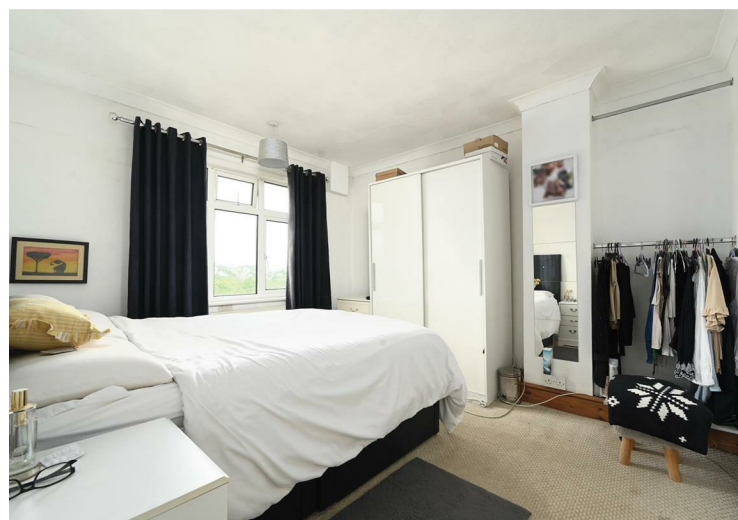


SINNOTT GREEN

Sales & Lettings



Fairway Crescent, Brighton, BN41 2FN
£420,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Large Basement
- West Facing Garden
- Private Drive
- Chain Free

This appealing family sized end of terrace home is located in a popular area and is offered with NO ONWARD CHAIN. THREE BEDROOMS, lounge, dining room, kitchen, utility room, bathroom, GREAT SIZE WEST FACING GARDEN, PRIVATE DRIVE, LARGE BASEMENT with great potential

COVERED PORCH

frosted upvc double glazed door to

ENTRANCE HALL

lamineate flooring, radiator, coving, under stair cupboards, stairs to the first floor, frosted upvc double glazed window

LOUNGE

13'5 x 10'8 (4.09m x 3.25m)

radiator, laminate flooring, coving upvc double glazed bay window, open to

DINING ROOM

11' x 10'8 (3.35m x 3.25m)

radiator, laminate flooring, coving, sliding patio doors to the Utility Room, square arch to

KITCHEN

8'9 x 6'9 (2.67m x 2.06m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, A range of base and eye level units, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC FAN ASSISTTED OVEN AND GRILL, space and plumbing for dishwasher, space for fridge, inset downlighters, dual aspect upvc double glazed windows

UTILITY ROOM

17'5 x 6' (5.31m x 1.83m)

space and plumbing for washing machine, space for fridge freezer, upvc double glazed windows, upvc double glazed door leading to the garden

FIRST FLOOR LANDING

upvc double glazed widow with a view towards the Downs, loft access, coving, doors to

BEDROOM ONE

14'10 x 11' (4.52m x 3.35m)

a range of fitted wardrobes with four doors and cupboards over, laminate flooring, radiator, coving, dado rail, upvc double glazed bay window

BEDROOM TWO

11' x 10' (3.35m x 3.05m)

radaitor, coving, upvc double glazed window with panoramic views over the Downs and Hangleton Valley

BEDROOM THREE

8' 7 x 6'9 (2.44m 2.13m x 2.06m)

radiator, dado rail, coving, upvc double glazed window

BATHROOM

6'9 x 6'8 (2.06m x 2.03m)

a white suite comprising of a panelled bath with mixer tap and separate overhead shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, part tiled walls, laminate flooring, frosted upvc double glazed window

BASEMENT

there is a substantial basement with four separate rooms extending the length of the property. The access is vis an external door. This offers great potential.

WEST FACING REAR GARDEN

steps down from the rear door, tiered, with a patio adjacent to the property, area of decking, area of lawn and a further patio at the rear, NB the is also a CELLAR under the property with access via an external door

FRONT GARDEN

a raised flower and shrub bed

PRIVATE DRIVE

block paved with space for two vehicles

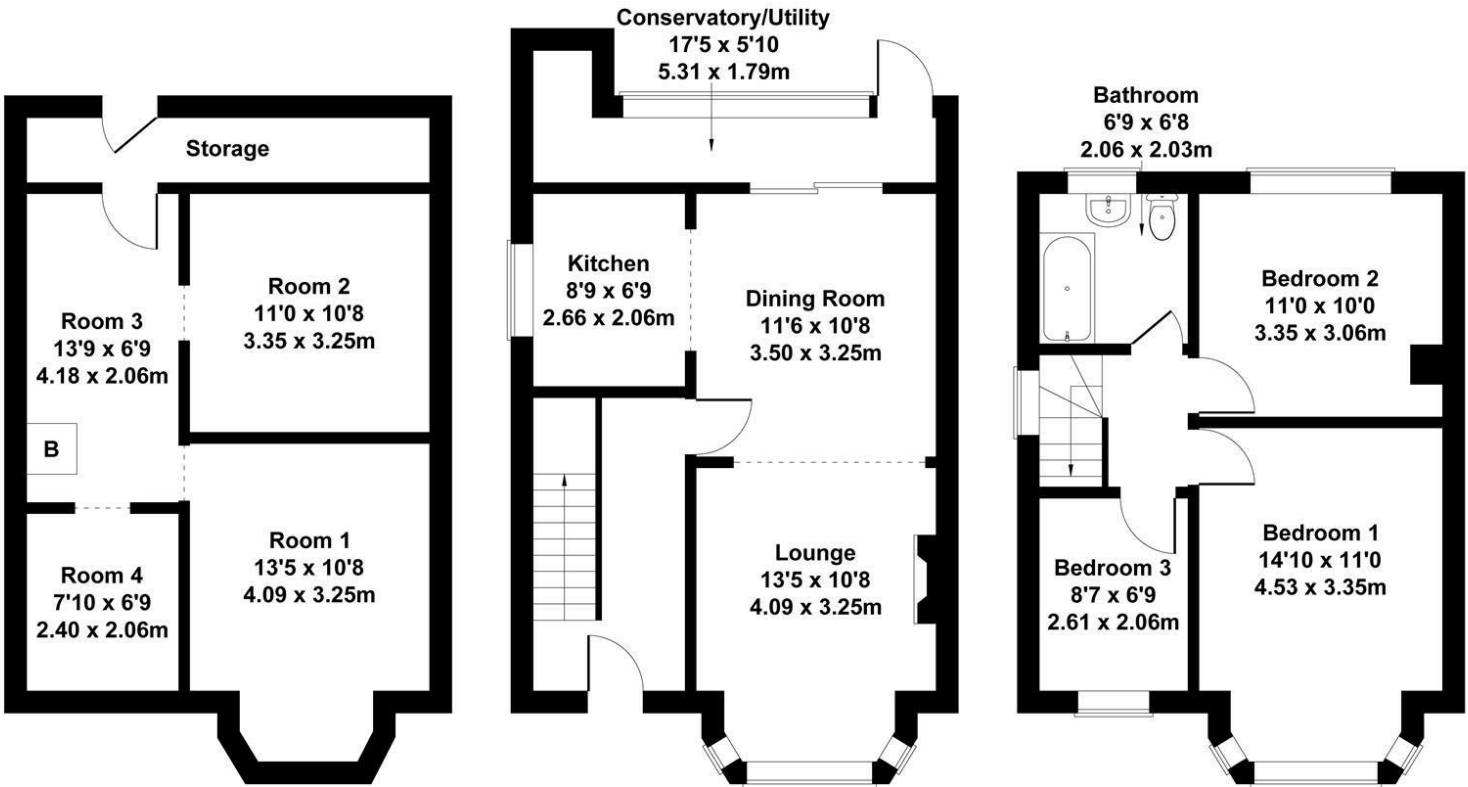
THE LOCATION

in a popular road, with local shops in nearby Burlington Parade and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



Fairway Crescent, Portslade

Approximate Gross Internal Area
1378 sq ft - 128 sq m



BASEMENT

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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