



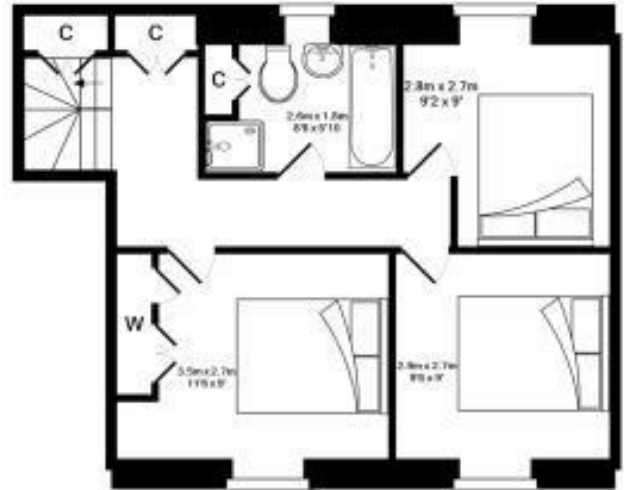
- **Grade 2 Listed Flint Fronted Cottage**
- **Rear Patio Garden**
- **Lots Of Character and original features**
- **Close To Shops and Bus Services**
- **Deceptively Spacious**
- **Three Good Size Bedrooms**
- **Popular Location**
- **Modern Kitchen Breakfast Room**
- **Must be viewed**

## High Street, Portslade, Brighton

Price: £425,000 Freehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 37.2 SQ.M.  
(400 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.4 SQ.M.  
(435 SQ.FT.)

NOT TO SCALE - FOR LAYOUT PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 77.6 SQ.M. (836 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Cox & Co are pleased to offer this deceptively spacious Grade II Listed flint Cottage which was built around circa 1640 and is one of the largest of the remaining historic cottages in Portslade Old Village

A beautifully presented semi-detached flint cottage with three good size bedrooms, a good size living room with direct access onto a pretty walled private rear garden, a modern eat-in kitchen and a bathroom with both a bath and a separate shower.

Portslade Old Village is a hugely popular location, just north of Portslade. Its history can be traced back to the Roman conquest and it even gets a mention in the Domesday book. It's home to many historic sites such as Portslade Old Manor; one of a very few examples of Norman manor houses that still exist in this country.

Other nearby landmarks include the former Southdown Brewery and it's Oast House. Built-in 1881, it has recently been converted to residential dwellings to fulfil the huge demand for homes in this picturesque setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC