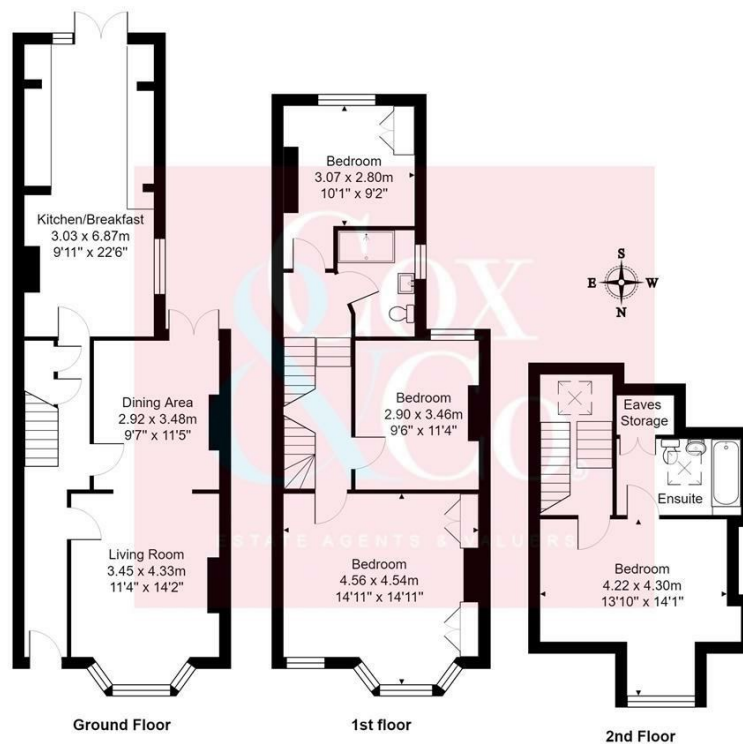




- Stunning Four bedroom House
- South Facing Rear Garden
- Through Lounge/Diner
- Fantastic Decorative Order
- Simply A Must View
- Two Bathrooms both With Showers
- Kitchen Breakfast Room
- Close To Mainline Station
- Popular & Central Location

## St Aubyns Road, Portslade, Brighton

Price: £650,000 Freehold



Total Area: 135.2 m<sup>2</sup> ... 1455 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020

Cox & Co are pleased to offer this truly stunning four-bedroom terraced period house that is offered for sale in excellent decorative order throughout.

The spacious accommodation comprises on the ground floor a through lounge and dining room plus a lovely modern kitchen and breakfast room, on the first floor three bedrooms and family bathroom with a double bedroom and second bathroom provided by a tasteful loft conversion.

Outside there is a south-facing rear garden and to the front a formal front garden with a mature cherry tree.

All four of the bedrooms are of a good size making this an ideal family home.

The property is ideally located just off Boundary Road in West Hove and is very close to shops, bars, and cafés. Portslade mainline railway station is only 0.2 miles away with regular direct services to both Brighton & London city centres. There are also excellent bus services into Brighton & Hove city centres close by from New Church Road.

A residents parking scheme is currently under consultation - <https://consultations.brighton-hove.gov.uk/parking/south-portslade-residents-parking/>

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