



• **\*\* IN NEED OF MODERNISATION \*\***

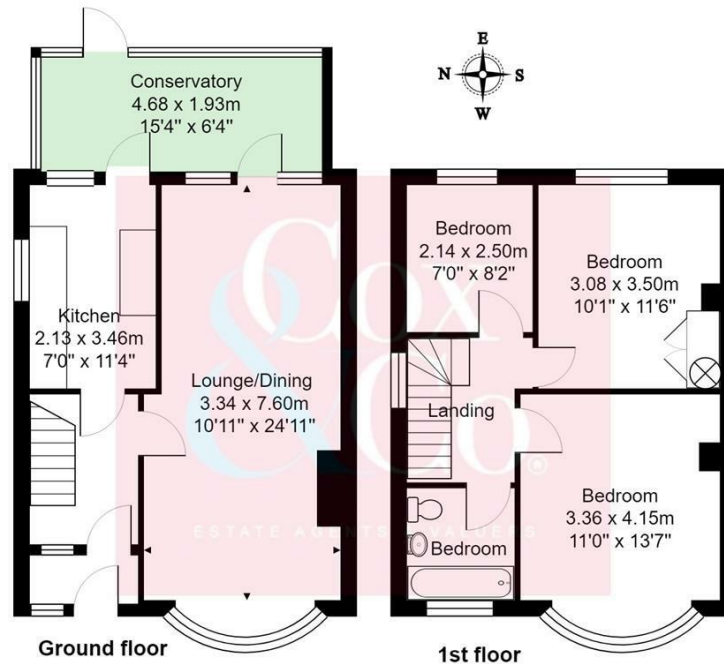
- Through Lounge Diner
- Conservatory
- Rear Garden
- Great Potential To Add Value

• **\*\* PROBATE SALE \*\***

- Kitchen
- Garage
- No Chain
- Popular Location

# Fairfield Gardens, Portslade, Brighton

Price: £375,000 Freehold



Total Area: 87.3 m<sup>2</sup> ... 940 ft<sup>2</sup>

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

Cox & Co are pleased to offer this three-bedroom property located in the heart of north Portslade. The property is very close to Easthill Park and the Mill Lane local shopping district which also has bus services into both Brighton & Hove city centres.

The property is being sold in need of full modernisation and therefore has great potential to add value to the property.

For Viewing please contact Cox & Co on 01273 00 99 66

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |