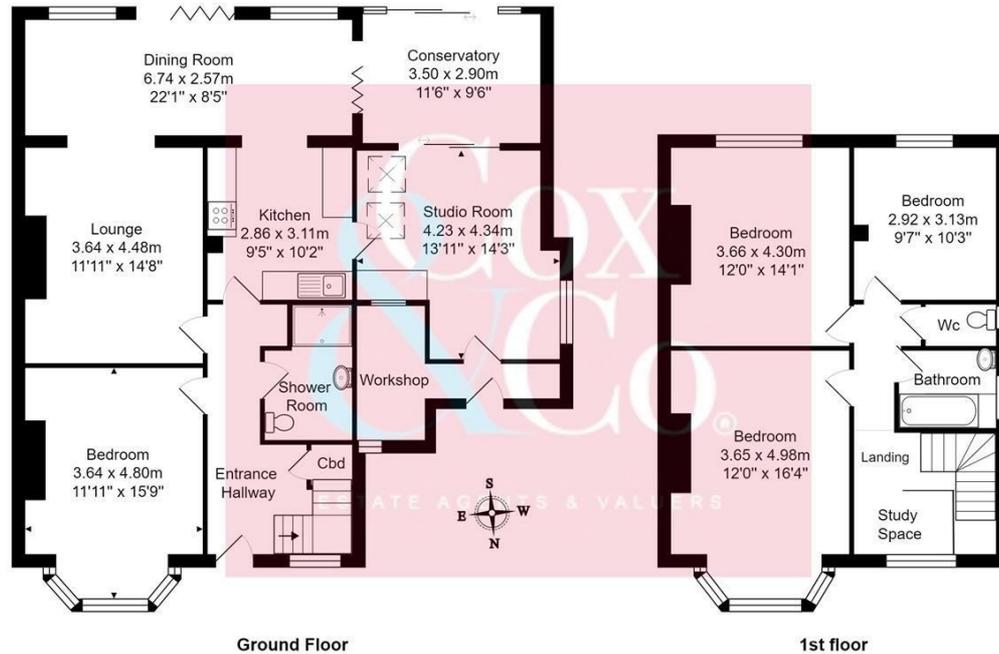




- Substantial Detached House
- South Facing Rear Garden
- Conservatory
- 0.5 Miles From Portslade Mainline Station
- Potential To Extend (STP)
- Three / Four Bedrooms
- Off Street Parking & Converted Garage
- Excellent Ground Floor Living Space
- Close To Victoria Park
- Must be Viewed

Old Shoreham Road, Portslade,

Price: £600,000 Freehold



Total Area: 168.9 m² ... 1818 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021

Cox & Co are pleased to offer this three / four bedroom detached family home located only 0.5 miles away from Portslade mainline railway station and the popular boundary road shopping district with all of its cafes, bars, restaurants and shops.

The versatile accommodation comprises as follows on the ground floor there is a family room, kitchen which opens up onto a dining room. The original lounge is currently being used as a bedroom however this could easily be converted back to another reception room if required. There is also a studio room with a workshop that was originally the garage, a conservatory and a downstairs shower room with WC. On the first floor, there are three good size bedrooms, a study area and a bathroom and a separate WC.

Outside the property has a good size south facing rear garden and paved front garden/private drive with off-street parking for two cars.

For viewings please call Cox&Co on 01273 00 99 66

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

