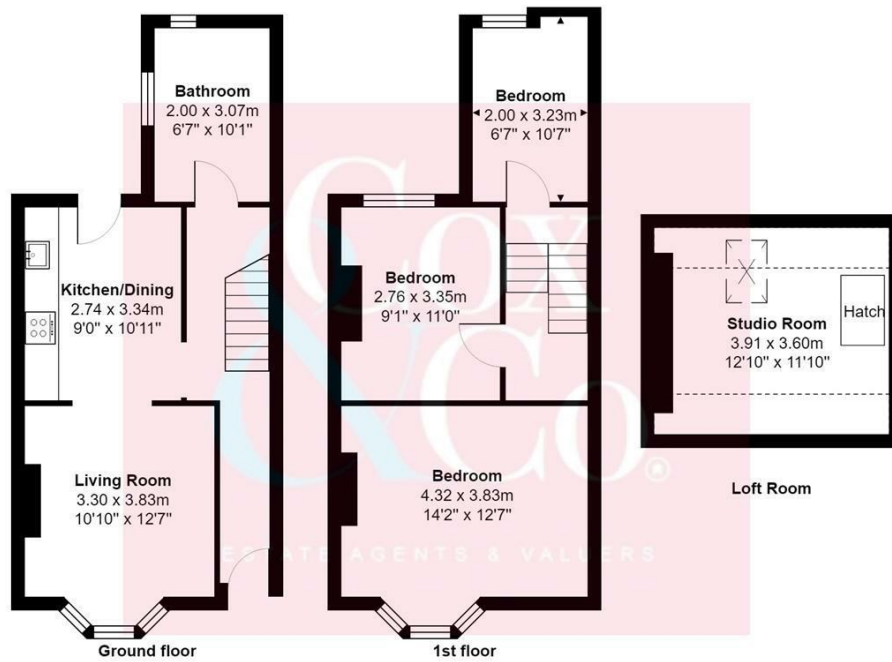




- Period Terraced House
- Two Double Bedrooms & One Single
- Modern Family Bathroom
- Living Room
- Must Be Viewed
- Three Bedrooms
- Good size Attic Room/Studio
- Secluded Rear Patio Garden
- Popular Location
- Newly Fitted Kitchen/Breakfast Room

# Albion Street, Portslade, Brighton

Price: £375,000 Freehold



Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Cox & Co are pleased to offer this stunning period three bedroom mid terrace house located in the heart of South Portslade.

On the ground floor, the accommodation comprises of having a lovely bright lounge, a modern fitted kitchen and a modern bathroom suite with a separate shower freestanding bath and a utility space with plumbing for a washing machine. On the first floor, there are three bedrooms, two of which are doubles and steps up to a good size loft/attic room which would make a great home office or studio. There is also a combination boiler that was installed in 2018, and the owner informs us that this is still under guarantee.

Outside there is a lovely secluded rear garden with a plum tree and flower and shrub borders.

The property is ideally located just off St Andrews Road and is very close to the Boundary Road shopping district with its shops, bars, and cafés. Portslade mainline railway station is only 0.4 miles away, and there are excellent bus services into Brighton & Hove city centres.

What the owner says -

"We've loved living here as the neighbourhood has a great community feel. A really convenient location in a close vicinity both to the sea and Vale park made it perfect for dog walks or going for a run, and most importantly, an enjoyable lifestyle".

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) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	