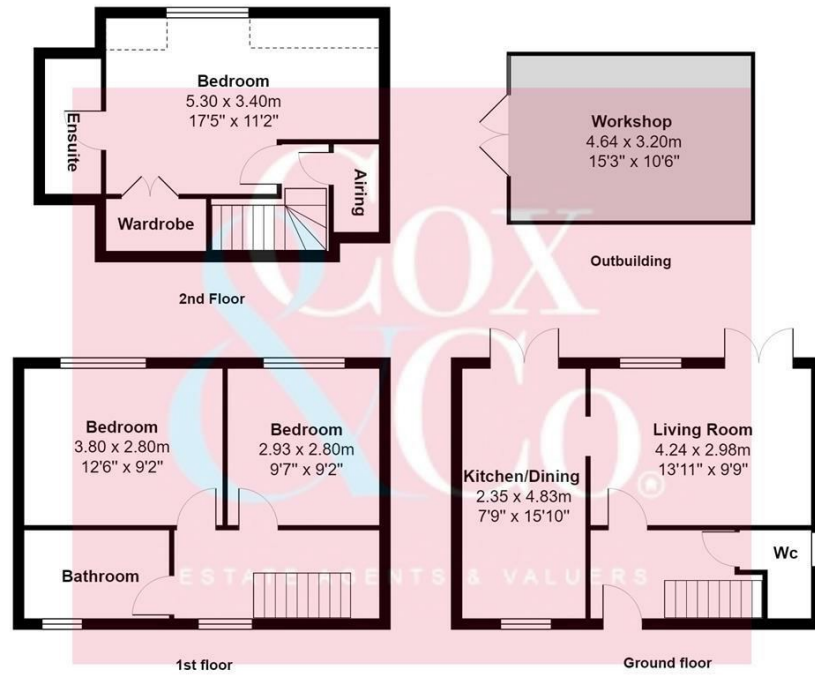




- Three Bedroom Semi Detached Cottage
- Parking For 2/3 Cars
- En-Suite To Master bedroom
- Family Bathroom
- Popular Location
- Gardens To Three Sides
- Modern Fitted Kitchen
- Workshop/Potential Home Office
- Has To Be Viewed To Be Appreciated

## Vallensdean Cottages, Portslade

Price: £450,000 Freehold



Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup> (excluding workshop)

All measurements are approximate and for display purposes only

Cox & Co are pleased to offer this delightful and unusual end of terrace cottage, having been built in 2007 this larger proportioned house and plot forms part of a terrace of period cottages dating back to circa 1825.

Conveniently located close to Sainsbury's and the Hangleton Interchange offering road access to the A27/A23.

This beautifully presented semi-detached (end of terrace) cottage which is set back from the road combines a peaceful setting yet is still within easy reach of many amenities. Excellent recreational facilities including Greenleas Park/Benfield Nature Reserve and the Award Winning Easthill Park are close by and Hove, Portslade and Brighton Town Centres can be reached via local bus routes. The 16th-century Hangleton Manor Inn (pub and restaurant) Brighton's second most historic building after the Royal Pavilion is within walking distance.

The Property which has rendered and painted elevations is arranged over three floors with a modern fitted kitchen/breakfast room, living room and a separate WC on the Ground Floor, two bedrooms and a family bathroom on the First floor with a master bedroom with ensuite on the Top Floor. The property has secluded gardens to three sides with a mixture of lawned, paved and gravelled areas, parking for two to three cars accessed via a shared driveway from Hangleton Lane. There is also a good size workshop with power and lighting that could easily be upgraded to a home office.

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

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			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	