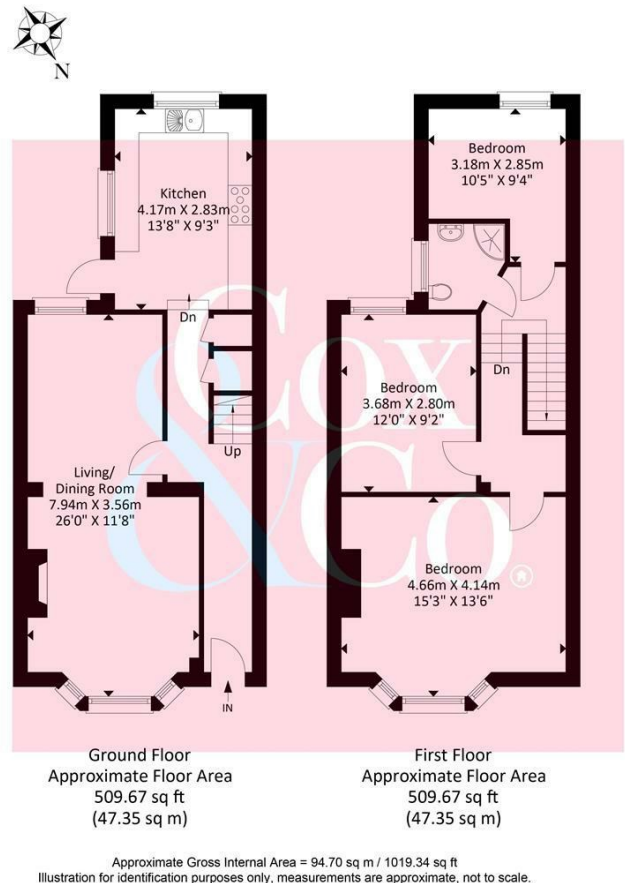




- Three bedroom Period Town House
- South Facing Rear Garden With Rear Access
- 100 Yards From Vale Park
- Shower Room WC
- Close To Mainline Station
- No Onward Chain
- Good Size Kitchen
- Through Lounge Diner
- Popular Family Location
- Fantastic Opportunity To Improve & Extend STP

St Andrews Road, Portslade, Brighton

Price: £450,000 Freehold



Cox & Co are pleased to bring to the market this three-bedroom end-of-terrace (semi-detached) period townhouse. The property is offered for sale in need of redecoration and some refurbishment works and is an excellent opportunity for someone wanting to undertake a project and put their own taste and design into this once beautiful period home.

The accommodation which still retains some of the original period features comprises on the ground floor a through lounge and dining room and a good size kitchen, upstairs the property has three bedrooms and a shower room/WC. Outside the property has a south-facing rear patio garden with rear access.

The property is ideally located being close to a good range of shopping facilities in Boundary Road, including major retailers Tesco, Boots, Iceland, Superdrug etc as well as a wide variety of local independent shops, bars, and cafés. Portslade mainline railway station is only 0.3 miles away with services to Brighton, London Victoria and Southampton and there are excellent bus services into Brighton & Hove city centres. Vale Park which is very popular with families is only 100 yards away from the house.

For viewings please call Cox & Co

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

