



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

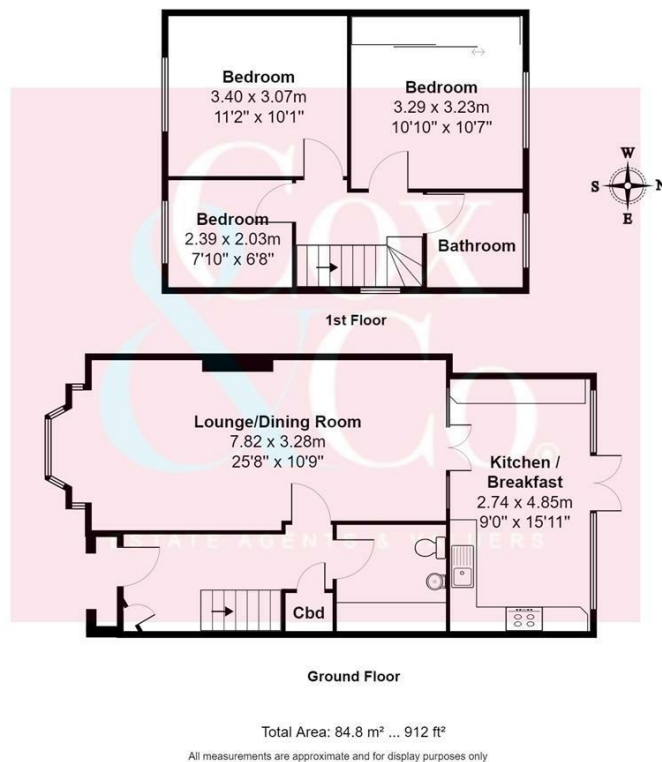
01273 00 99 66
coxandcohomes.co.uk



- Three Bedroom Semi Detached House
- Extended Kitchen Breakfast Room
- Separate Utility Room & WC
- Excellent Decorative Order
- Simply A Must View
- Fantastic Views Of The South Downs
- Through Lounge Dining Room
- Popular Location
- No Onward Chain
- Scope To Extend Subject To Consents

Sharpthorne Crescent, Dorelade, Brighton

Price: £485,000 Freehold



Cox and Co are pleased to bring to the market this very well-presented extended three-bedroom semi-detached home located in the popular Benfield district of north Portslade.

The property is offered for sale in excellent decorative order throughout and has a real homely feel about the place from the moment you enter the property.

The accommodation is as follows; you enter the property into a light hallway with stripped wooden flooring with a door to the lovely spacious and light-through lounge dining room, which also has the striped wooden flooring flowing through. At the rear of the property is a good size ground-floor rear extension which has a modern kitchen and breakfast room with amazing views of the south downs national park. There is also a good size downstairs utility room with a WC and plenty of storage.

On the first floor, there are three bedrooms and a lovely modern family bathroom WC.

Outside, the property has a very presentable frontage and formal front gardens. The rear garden is mainly laid to lawn with a patio area and the best views of the south downs national park that can be found in the Brighton & Hove area; these views must be seen to be aplicated.

For viewing, please call Cox and Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC