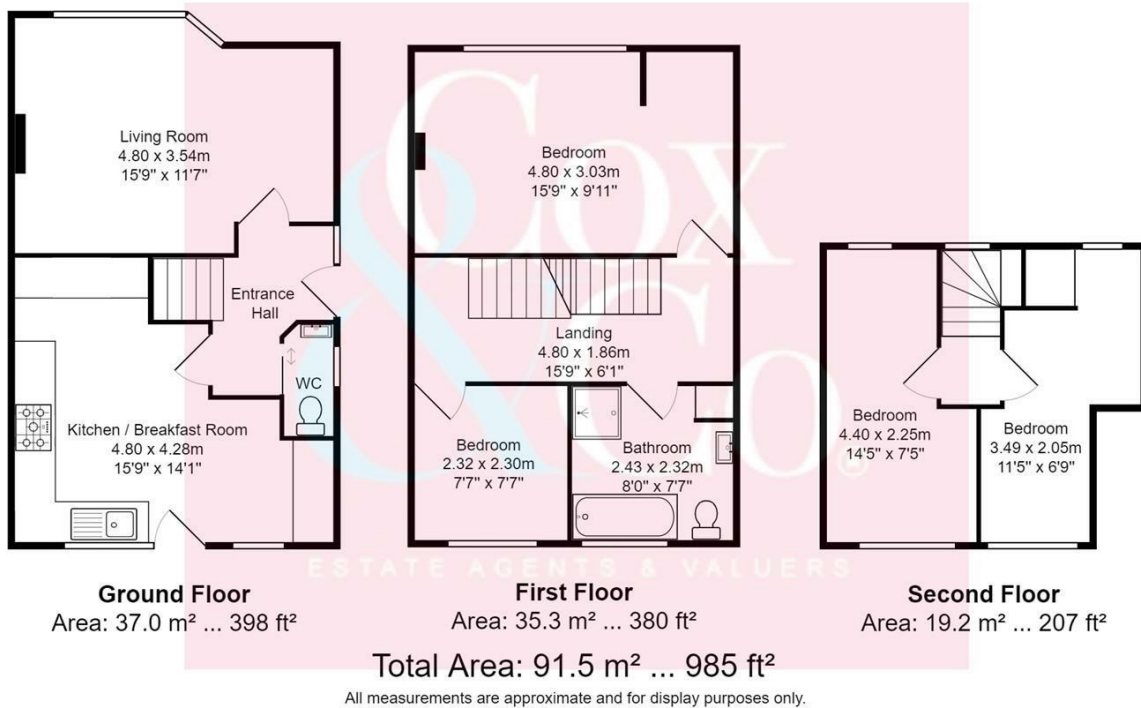




- Four Bedroom Semi Detached House
- Fabulous Views
- Deceptively Spacious
- Ground Floor WC
- Popular Family Location
- Private Off Street Parking
- Kitchen Diner
- Modern Bathroom WC
- Garden Side With Access
- Must Be Viewed

## Fairway Crescent, Portslade, Brighton

Price: £400,000 Freehold



Cox & Co are pleased to bring this extended four-bedroom semi-detached family home to the market. The property has been tastefully extended, creating an additional two bedrooms on the second floor that, if wanted, could easily be re-arranged as one large main bedroom with fabulous views.

The accommodation is laid out as follows on the ground floor; you have a good size living room with a large kitchen diner with views and access to the rear garden and a downstairs cloakroom/WC. On the first floor are two double bedrooms and a modern, newly fitted family bathroom. On the second floor, you have another two bedrooms that could easily be rearranged as one large main bedroom. Outside, the property has a tired rear garden with fabulous views and a decking and BBQ area. The front garden has private off-street parking for two cars.

The property is ideally located as it is close to some great schools, local shops and excellent access to the Hangleton A27 interchange.

The popular Boundary Road shopping district, with its range of independent retailers, coffee shops, bars and restaurants, is also only 1.1 miles away, and local shops and bus services can be found close by at the top of Mill Lane, which is only 0.3 miles away.

For viewings please contact Cox & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(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	