



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

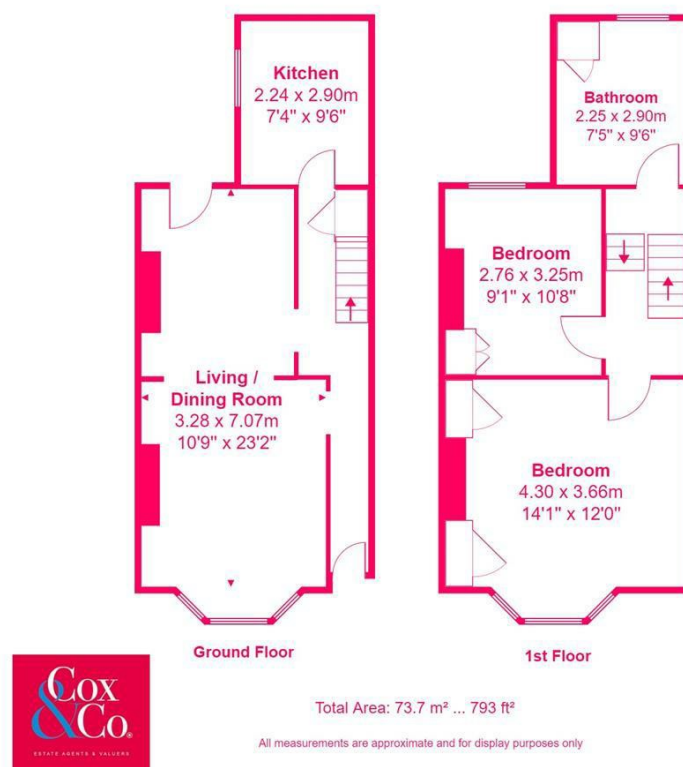
01273 00 99 66  
coxandcohomes.co.uk



- Two Bedroom Period Terraced House
- Modern Kitchen
- Close To Mainline Station, Shops & Park
- Landscaped Rear Garden
- Excellent Decorative Order
- Large Family Bathroom
- Through Lounge Dining Room
- Must Be Viewed

## Albion Street, Portslade, Brighton

Price: £375,000 Freehold



Cox & Co are delighted to bring this two-bedroom period townhouse to the market. The property is considered to be in excellent decorative order throughout, and an in-person viewing is strongly advised to appreciate this property.

Upon entering the property, you have a through lounge dining room that has been tastefully decorated; a modern fitted kitchen has a door to the rear garden. On the first floor are two double bedrooms and a good-sized family bathroom. Outside there is a landscaped rear patio garden.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC