



- ***** THE BEST HOUSE WE HAVE MARKETED ON ST ANDREWS ROAD *****
- **Fullwidth Rear Extension Including The Side Return**
- **Landscaped Low Maintenance Rear Garden With Rear Access**
- **Range Of High Spec Appliances With Marble Worktops And a Single Piece Feature Island"**
- **Family Bathroom WC**
- **Five Bedrooms With En-Suite To The Master Bedroom**
- **Open Plan Lounge To Dining Room**
- **Immaculate Decorative Order Throughout**
- **Close To Mainline Station, Parks & Local Shops**
- **This property Has To Be Viewed To Be Appreciated**

St Andrews Road, Portslade, Brighton

Price: £750,000 Freehold



Total Area: 150.3 m² ... 1618 ft²
All measurements are approximate and for display purposes only

Cox & Co. are pleased to bring this stunning five-bedroom family home to the market. I can honestly say that it is the best house we have ever marketed on St Andrews Road.

This property has been beautifully extended on both the ground and second floor. On the ground floor, there is a full-width extension, including the side return, which creates a fantastic open-plan modern kitchen & breakfast room, which in turn opens onto the dining room. And on the second floor, they have created a super double bedroom with an en-suite shower room and WC with another bedroom on the rear of the property.

The modern fitted kitchen has a full range of high spec appliances with Marble worktops and a one piece feature central island. There are also bi-fold doors opening directly onto the rear garden.

The accommodation is as follows: as you enter the property, you have a large south-facing lounge with a dining room. To the rear of the property, you have this superb full-width extension, including the side return, making this an ideal family living area.

On the first floor, you have three bedrooms and a family bathroom with another two bedrooms and an en-suite WC to the main bedroom on the second floor.

Good sized Modern yet established rear garden with secondary access via the twitten and direct access to Vale Park.

The property is ideally located just off Boundary Road in West Hove and is very close to shops, bars, and cafés. Portslade mainline railway station is only 0.3 miles away, and there are excellent bus services into Brighton & Hove city centres. Vale Park, which is very popular with families, is only 120 yards from this house. For details about viewing, please call Cox & Co on 01273 00 99 66.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	77
(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	

