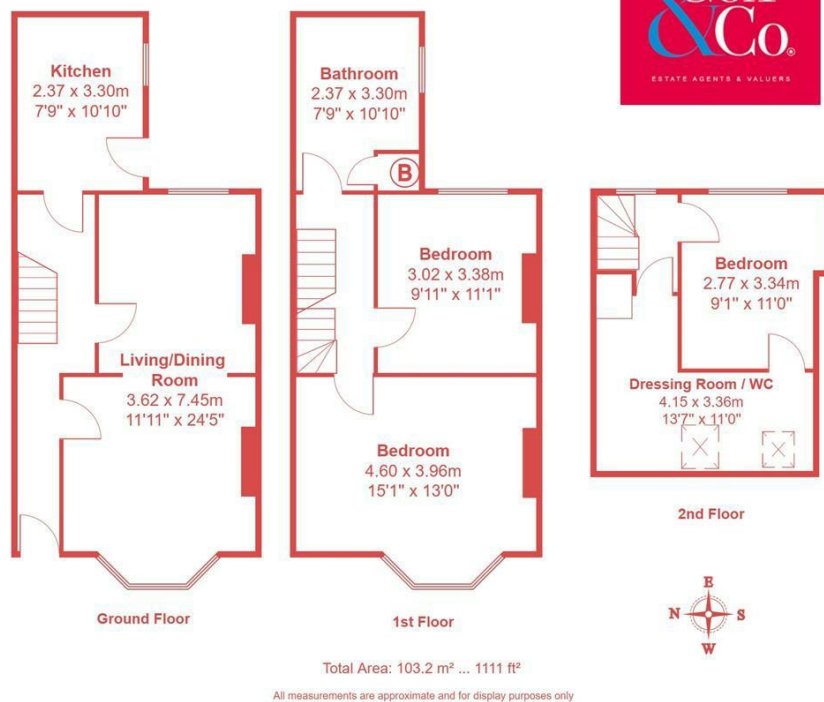




- **Period Terraced Town House**
- **Three Bedrooms**
- **En-Suite To Second Floor Bedroom**
- **Rear Garden**
- **Popular Location**
- **No Chain**
- **New Boiler Fitted**
- **Central Location**
- **Close To Mainline Station**
- **Sited Over Three Floors**

Church Road, Portslade.

Price: £350,000 Freehold



Cox & Co are delighted to offer this three-bedroom period house in Portslade, ideally situated close to the Hove border and also benefitting from being close to Vale Park; ideal for families and just a short walk to Portslade Station (0.6 miles / 12 minutes).

The excellent shopping facilities in Boundary Road are also within easy walking distance and includes major retailers such as Tesco, Boots, Superdrug, and Iceland, along with an interesting mix of independent businesses, cafes, bars and restaurants.

The property comprises a through lounge/diner with a separate kitchen, on the first floor, there are two double bedrooms and a good-sized family bathroom with further stairs leading to the second floor with another double bedroom and a dressing room/WC.

The secluded rear patio garden is mainly laid to lawn with a patio area.

For viewing, please contact Cox & Co.

Seller Notes: The house was rewired in 2021, and we have all the certificates and guarantees. The chimney has also been swept, so the potential for an open fire is possible.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(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	