



- Stunning Period Town-House
- Large West Facing Rear Garden
- Extended Kitchen Breakfast Room
- Large Four-Piece Family Bathroom
- Popular & Central Location
- Two Double Bedrooms
- Close To Mainline Station (0.4 miles)
- Open Plan Through Lounge Diner
- Large Garden Shed
- Simply Must Be Viewed

Station Road, Portslade

Price: £400,000 Freehold



Total Area: 86.0 m² ... 926 ft²

All measurements are approximate and for display purposes only.

Cox and Co are pleased to bring this two-bedroom mid terraced period townhouse to the market. The property is offered for sale in excellent decorative order throughout.

As you enter the property, you walk straight into the hallway, where you are then greeted with a lovely, open-plan lounge and diner. You then enter the extended kitchen and breakfast room, which has lovely views over the rather large west-facing rear garden. The garden features a patio area, a sun pergola seating area, a large shed, and a vegetable patch.

On the first floor, there is a large four-piece family bathroom with a separate shower cubicle and bath, as well as two double bedrooms.

The property is ideally located, as it is just 0.4 miles from Portslade mainline railway station, which offers direct links to Brighton and London city centres. Boundary Road, with its range of independent retailers, coffee shops and restaurants.

For viewing, please get in touch with Cox & Co

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