



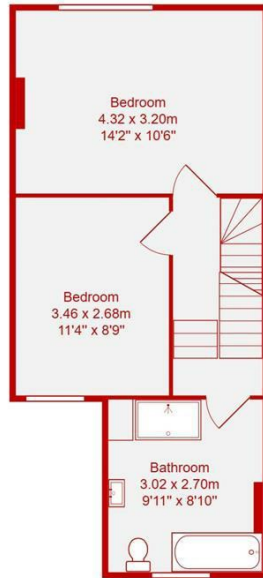
- Stunning Extended Three Bedroom House
- Sited Over Three Floors
- South Facing Rear Garden
- Immaculately Decorated Throughout
- 0.7 Miles From Mainline Railway Station
- Three Double Bedrooms
- Through Lounge Diner
- Modern Fitted Kitchen
- Popular Location
- Excellent Local Shops & Amenities Close By

Gardener Street, Portslade, Brighton

Price: £425,000 Freehold



Ground Floor
Area: 37.0 m² ... 398 ft²



First Floor
Area: 37.5 m² ... 403 ft²



Second Floor
Area: 21.5 m² ... 232 ft²



Total Area: 96.0 m² ... 1033 ft²

All measurements are approximate and for display purposes only.

Cox & Co are delighted to bring this fabulous extended three-bedroom period townhouse to the market. The property is in fantastic decorative order throughout and offers any potential buyer a true turnkey property ready to move straight in.

Located within walking distance to Victoria Park, Portslade mainline train station, and the bustling Boundary Road, this home is ideally situated for easy access to local shops, cafes, restaurants, and other amenities. With its combination of space, natural light, and an ideal location, this home is perfect for those seeking comfort and convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	64	
England & Wales		
EU Directive 2002/91/EC		