



ESTATE AGENTS & VALUERS

61 Boundary Road
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- Stunning Semi-Detached Chalet Style Property
- Three Bedrooms
- Lounge & Dining Room
- Kitchen & Breakfast Room
- Picturesque Rear Garden With A East & Southerly Aspect
- Garage & Parking With Potential To Create More Parking
- Only 0.7 Miles From Mainline Railway Station
- Popular Location Close To Parks & Shops
- Must Be Viewed To Be Appreciated

Fairfield Gardens, Portslade, Brighton

Price: £450,000 Freehold



All measurements are approximate and for display purposes only.

Cox & Co are delighted to bring to the market this fabulous three-bedroom semi-detached chalet-style family home, offering generous and flexible accommodation together with excellent potential for further extension.

The property has already been extended on the ground floor, creating a spacious and versatile home, while neighbouring properties clearly demonstrate the exciting potential to extend further, subject to the necessary consents.

On the ground floor, the accommodation comprises a lovely west-facing lounge/dining room featuring original parquet flooring, an extended modern fitted kitchen/breakfast room with views and direct access onto the rear garden, a double bedroom and a family shower room/WC.

Upstairs, there are a further two double bedrooms, making this an ideal home for growing families or those looking for flexible living space.

Outside, the property enjoys a lovely easterly and southerly-aspect rear garden which, according to the sellers, is a real suntrap. With plenty of space for relaxing, dining and entertaining, it is a fantastic extension of the living accommodation during the warmer months.

Although already extended, one of the property's biggest attractions is the further potential it offers. A look at neighbouring homes gives a great indication of what could potentially be achieved, subject to the usual planning permissions.

Fairfield Gardens is a popular residential road, conveniently positioned for local shops, well-regarded schools, parks and excellent transport links. Portslade mainline railway station is approximately 0.7 miles away, providing direct services to Brighton and London.

Internal viewing is highly recommended to fully appreciate the space, flexibility, garden and future potential this wonderful family home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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