



25 Fairfield Gardens, Portslade BN41 2BJ

Asking Price Of £450,000

- THREE BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING
- SUNNY REAR GARDEN
- IN NEED OF MODERNISATION
- CONSERVATORY
- GOOD SIZE LIVING ROOM
- SEPARATE KITCHEN
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this well proportioned three bedroom detached family home. The bungalow boasts off road parking, large sunny rear garden and well proportioned rooms. The property is located in the sought after Fairfield Gardens. There is also potential to convert loft space STNC.

Bus routes operate nearby making journeys into the city centre and beyond easy, as well as the nearby A27 slip road for commutes out of the city. Easthill Park is a very short walk away as well as Mill Lane shops. West Hove Sainsbury's is the local supermarket being a short drive away, also benefitting from having a petrol station.

The property is brought to market with no onward chain.

ENTRANCE HALL Wide entrance with doors to all rooms, loft hatch above, fitted cupboard and radiator.

LIVING ROOM Stained glass round window, UPVC double glazed bay window, fireplace, curved radiator below bay.

KITCHEN Incorporating 'Strata' sink with mixer tap and drainer with tiled splash back behind. Vinyl work surfaces with cupboards and drawers below with matching eye level cupboards, four ring gas hob with gas oven below, fridge freezer to side, cupboard housing 'Ideal' gas fired combination boiler, breakfast bar, serving hatch to bed 3/dining room, radiator, door to conservatory.

CONSERVATORY Dual aspect UPVC double glazed windows, double doors to sunny east facing rear garden, washing machine and tumble dryer.

MASTER BEDROOM Wardrobes, UPVC double glazed windows, radiator.

BEDROOM 2 Wardrobe, UPVC double glazed window, radiator.

BEDROOM 3/DINING ROOM Serving hatch to kitchen,

drawers, UPVC double glazed window, radiator.

BATHROOM Comprising white bathroom suite with tiled splashback throughout, 'Triton' electric shower over bath, pedestal wash hand basin, low level w.c, radiator, UPVC double glazed frosted window.

GARDEN Sunny easterly facing rear garden with slight sea views being patio to front and mainly laid to lawn with established borders. Mature tree and shed to rear. Door to garage and separate door to outside w.c, side access to front, outdoor tap.

GARAGE Brick built garage with up and over door.

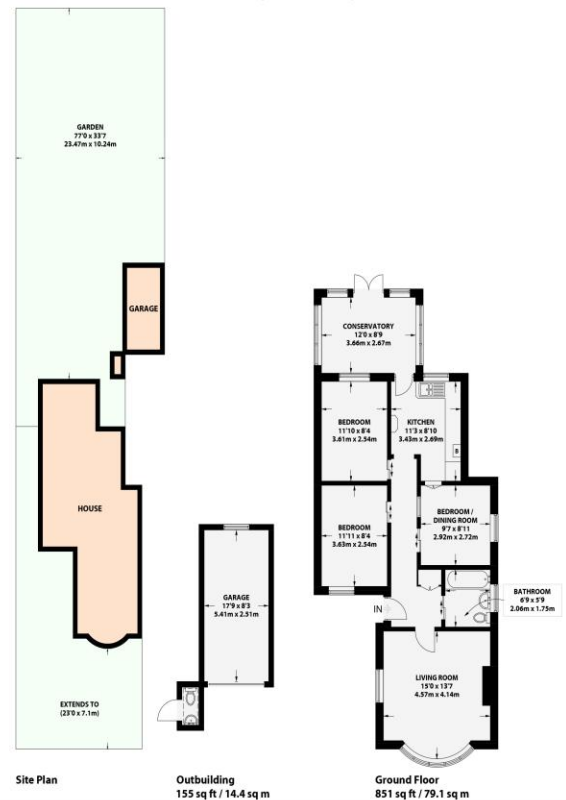
FRONT GARDEN Private off road parking with a good sized front lawn, shared drive to side with garage at rear.

FAIRFIELD GARDENS

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
989 sq ft / 91.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE & OUTBUILDINGS)
1006 sq ft / 93.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, sizes, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 M Measuring Points
 S Storage Cupboard
 W Fitted Wardrobes
 Garden Shortened for Display



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