



Asking Price
£430,000
Freehold

Fairway Crescent, Brighton

- THREE BEDROOM END OF TERRACE HOME
- LANDSCAPED REAR GARDEN
- ADDITIONAL STUDIO/OFFICE
- OUTSTANDING VIEWS
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL FAMILY HOME
- OFF ROAD PARKING FOR TWO CARS

An extended family home, enjoying a popular residential location, close to a good range of local amenities, schools and public transport links and providing light and spacious contemporary styled accommodation over two floors.

The accommodation comprises: Entrance hall, open plan lounge/dining area, fitted kitchen/breakfast room, first floor landing, three bedrooms and contemporary bathroom.

Externally the property boasts its own driveway to the front, which provides off street parking for two vehicles, a landscaped rear garden and additional studio/office ideal for working from home.

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Accommodation

Entrance Hall

Radiator & Under stair storage.

Living/Dining Area 26'8 x 10'1 (8.13m x 3.07m)

Double glazed bay window to front with shutters. Feature fireplace. Two radiators. Wall mounted lights.

Kitchen/Breakfast Room 20'6 x 16'8 (6.25m x 5.08m)

Fitted kitchen with a range of wall & base units. Worktop incorporating stainless steel sink/drain unit. Space for Fridge freezer, washing machine, dishwasher & tumble dryer. Range style oven. Two double glazed windows. Double doors to rear garden.

First Floor

Bedroom One 14'8 x 10'1 (4.47m x 3.07m)

Double glazed bay window to front with shutters. Radiator.

Bedroom Two 11'7 x 10'8 (3.53m x 3.25m)

Double glazed window to rear. Built in storage. Radiator.

Bedroom Three 8'0 x 6'8 (2.44m x 2.03m)

Double glazed bay window to front. Radiator.

Bathroom

Bath with shower overhead. WC. Wash hand basin vanity. Extractor fan. Double glazed window to rear.

Studio/Office 10'11 x 7'6 (3.33m x 2.29m)

Electricity throughout. Led Lighting. Double doors & additional storage.

Landscaped Rear Garden

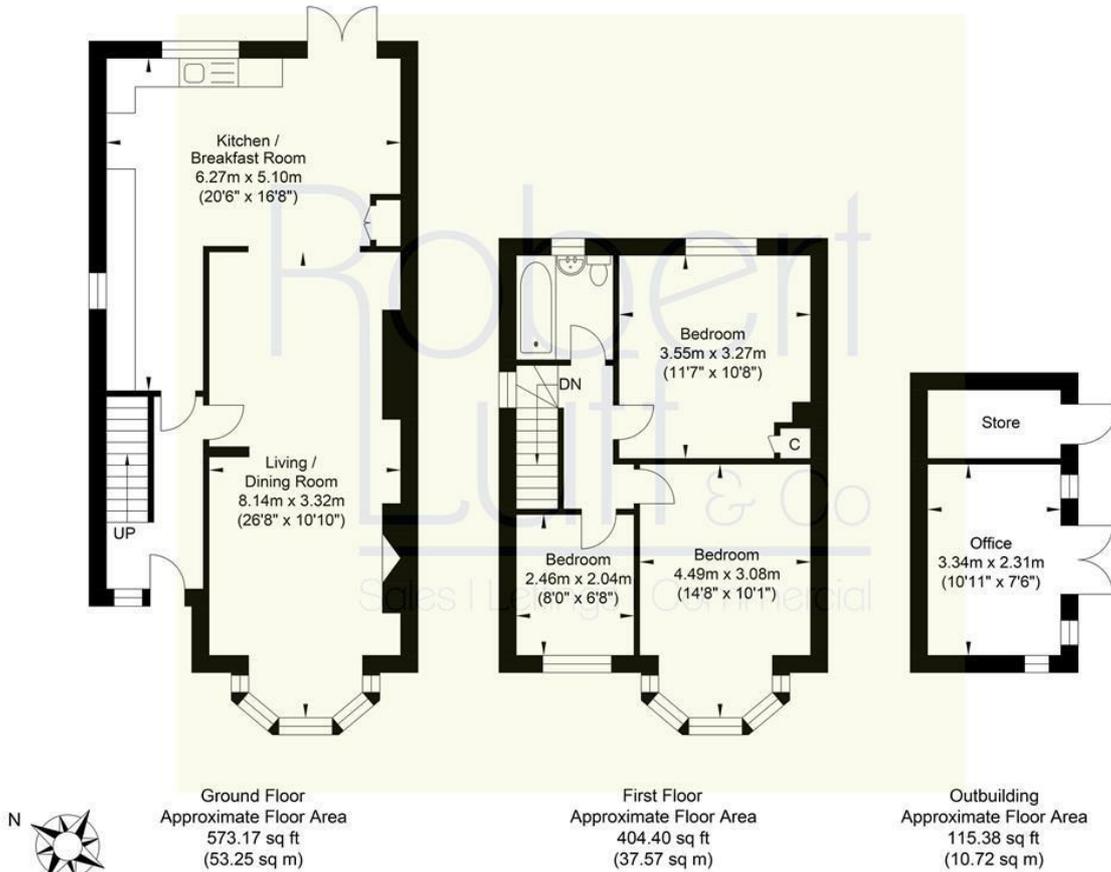


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Approximate Gross Internal Area = 101.54 sq m / 1092.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.