

39 Norway Street

Brighton, BN41 1GN

Offers in excess of £525,000

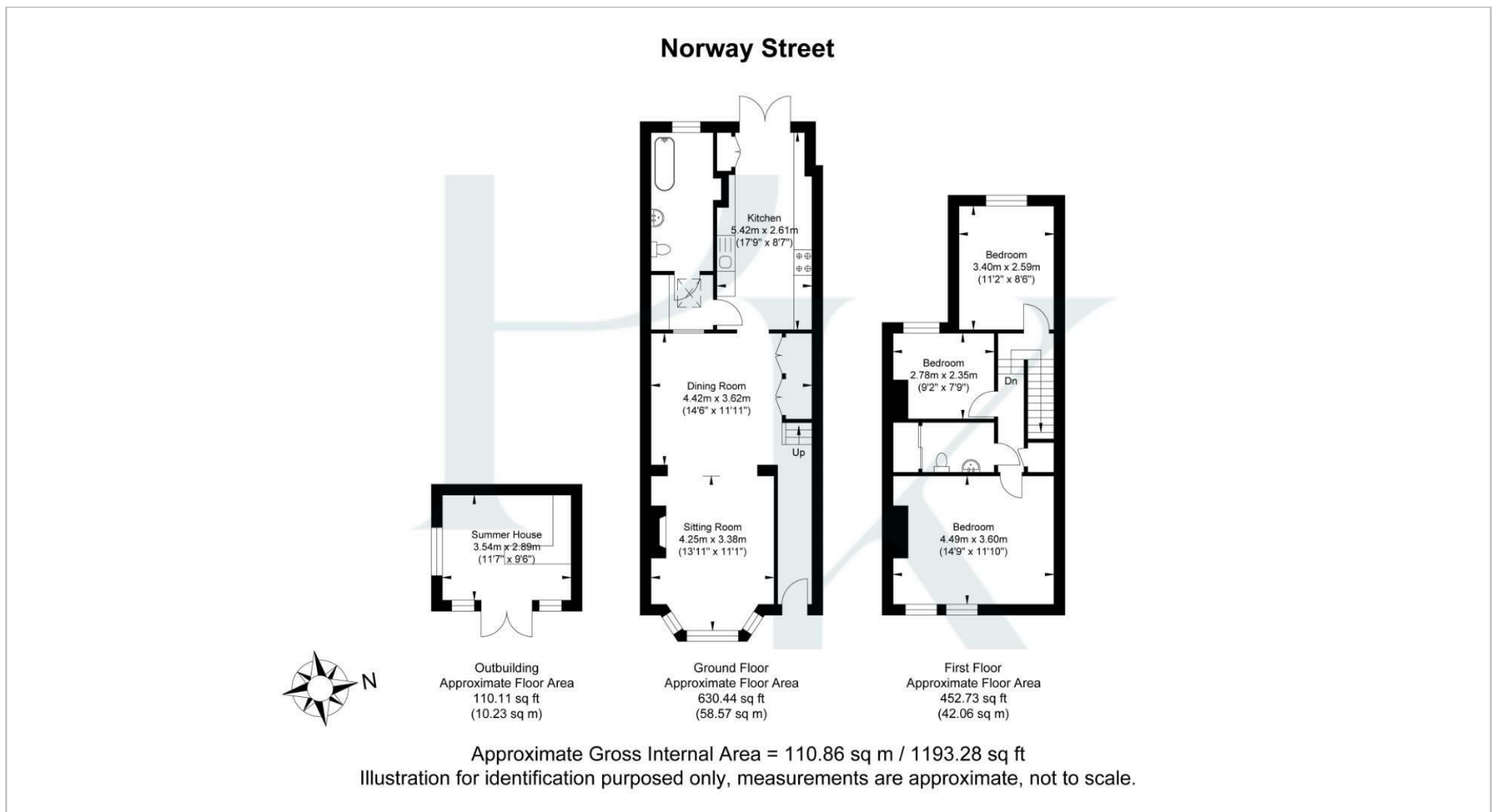
A beautifully presented three bedroom terraced house located in the popular residential area of Portslade, offering generous living space across two floors together with a west-facing rear garden and versatile garden room.

The property is well arranged for modern family living, with a bright bay-fronted sitting room opening through to a spacious dining room, creating an excellent open-plan reception area ideal for entertaining. To the rear, the extended kitchen with wooden worktops and neutral shaker-style cabinetry, provides ample worktop and storage space, with room for casual dining and direct access out to the garden. Off the kitchen is also a handy utility room and a large bathroom provides added convenience.

Upstairs, the first floor offers three bedrooms, including a particularly spacious principal bedroom to the front of the house, together with a contemporary family shower room. Access to the loft space can be found from this level and presents the opportunity to create a further bedroom with en suite shower room, if desired, and subject to the necessary consents.

Outside, the rear garden is the favoured westerly aspect and has been designed for ease of maintenance with artificial lawn, patio seating area and a detached summer house/outbuilding providing an ideal home office, studio, playroom or, as it is currently used, a bar.

Norway Street is conveniently positioned close to local shops, well regarded schools and regular transport links, including Portslade mainline station, providing easy access into Brighton, Hove and London. The nearby seafront, parks and amenities further enhance the appeal of this well balanced family home.



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	
	87
	72
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

Pearson
Keehan