

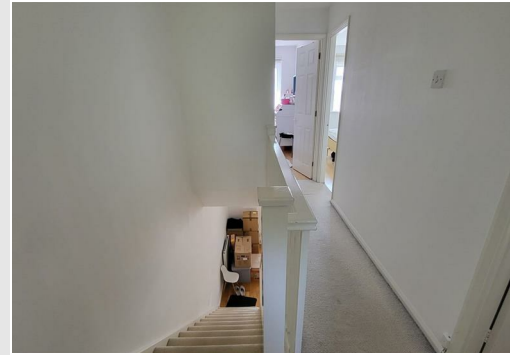


The Parks, Brighton, BN41 2JF
£1,700 Per month



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Summary

Located in a popular area off Fox Way Portslade, this delightful three-bedroom house offers a perfect blend of comfort and convenience. With a well-designed layout, the property features a spacious lounge leading to a good-sized kitchen with space for a small dining table, 3 bedrooms and terraced rear garden.

The house boasts a downstairs cloakroom and a family bathroom upstairs. The three bedrooms consist of a master bedroom with en-suite, a small double & a single.

The property includes parking at the front along with a useful garage. The location in Portslade is particularly appealing, with easy access to local amenities, parks, schools, and transport links, making it an excellent choice for families and professionals alike.

Lounge

17 x 14 (5.18m x 4.27m)

West facing lounge, Radiator. Laminate flooring.

Kitchen

14 x 9 (4.27m x 2.74m)

Gas hob. Electric oven. Washing machine. Space for dishwasher.

Cloakroom

7x2 (2.13mx0.61m)

WC & wash basin

Bedroom 1

13 x 8 (3.96m x 2.44m)

Master bedroom, laminate flooring. Acces to en-suite shower room, wash basin & WC.

Bedroom 2

10 x 8 (3.05m x 2.44m)

Double bedroom. Laminate flooring.

Bedroom 3

Single bedroom. Laminate flooring.

Family Bathroom

6 x 6 (1.83m x 1.83m)

Bath with mixer shower over, WC & wash basin.

Garage

17 x 8 (5.18m x 2.44m)

Up & over door. Power. Tumble drier.

Garden

Lawn, and shingle on 2 levels.

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			
		73	85
England & Wales		EU Directive 2002/91/EC	

