



Spencer
& Leigh

111 Gardner Road, Portslade, Brighton, BN41 1PN

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Guide Price £375,000 - £400,000 Freehold

- Mid terrace family home
- Three bedrooms
- Two reception rooms
- Well presented throughout
- Close to local amenities
- Easy access to road and rail networks
- Potential to extend, STNC
- Private hardstanding at the front
- Good size level rear garden
- No onward chain

GUIDE PRICE £375,000 - £400,000

Set on the border of Portslade and Southwick is this charming terraced house with great potential! This lovely property boasts two reception rooms, a ground floor cloakroom/WC, three bedrooms, and a family bathroom spread across 963 sq ft of space.

Conveniently the kitchen layout has been altered so the kitchen is now open to the dining room making these rooms feel very spacious.

Situated in a prime location with easy access to Portslade, Fishersgate, and Southwick Rail stations, commuting will be a breeze for the new owners. The property also comes with the added bonus of private parking at the front, ensuring convenience for residents.

One of the standout features of this property is the level rear garden, perfect for relaxing outdoors or entertaining guests. Additionally, the house presents an exciting opportunity for extension, subject to consent, allowing you to truly make it your own.

With no chain involved, this property is ready and waiting for its new owners to move in and start creating memories. Don't miss out on the chance to own a wonderful home in this desirable location.



Gardner Road is a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade & Fishersgate train stations are also a short stroll away. The Holmbush shopping centre with M & S, Next and Tesco Superstore is a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance
Entrance Hallway
Sitting Room
13'5 x 11'1
Dining Room
11'1 x 10'9
Kitchen
16' x 5'10
G/f Cloakroom
Stairs rising to First Floor

Bedroom
14'1 x 10'9
Bedroom
11'1 x 10'9
Bedroom
7'10 x 5'10
Family Shower Room/WC

OUTSIDE
Rear Garden

Property Information
Council Tax Band C (Adur): £2,074.17 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Hardstand and un-restricted on street parking
Broadband: Standard 16 Mbps, Superfast 45 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566
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Council:- ADUR
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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	

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