

**Spencer  
& Leigh**



**50 Fairfield Gardens, Brighton, BN41 2BH**

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Brighton, BN41 2BH

Guide Price £800,000 - £850,000 Freehold

- Imposing detached residence
- Seven bedrooms
- 32' Kitchen/family/dining room
- Main bedroom with walk in wardrobes
- Set over three storeys
- Requires works to finalise building regulations
- West facing rear garden
- 36' Garage/ workshop and carriage driveway
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £800,000 - £850,000

This imposing detached home is definitely one to view, whilst the kitchen, bathrooms and balcony need some finishing off to comply with building regulations sign off, this is an impressive space for families. Set in one of Portslade's premium roads backing onto Easthill Park and offering large versatile accommodation. The current ground floor layout comprises of a spacious entrance hall, formal living room, 32' Kitchen/dining room, utility room and cloakroom/WC. Stairs rise to the first floor level where you will find five of the seven bedrooms, the main bedroom benefitting from a walk in wardrobe and potential for an en suite with the plumbing being in situ already. Conveniently the main bedroom benefits from a balcony with views over the garden and Easthill Park (the balcony would also require finishing to comply with building regulations). A further staircase rises to the top floor where you will find two further potential bedrooms. Outside the garden benefits from a westerly aspect and features a large decked terrace and lawn area. Parking is provided by a 36' Garage/workshop with ample space for several vehicles' and vehicle charging with further parking provided by a carriage driveway.

Council Tax Band F: £3,059.78 2022/2023



Prime residential area with what are to be considered very good schools close by and Sainsbury's is less than a mile away. Access to the A27 road network is easily accessible as are the buses into and out of the city with the bus stop right outside. Portslade Train Station is only a short walk away too.

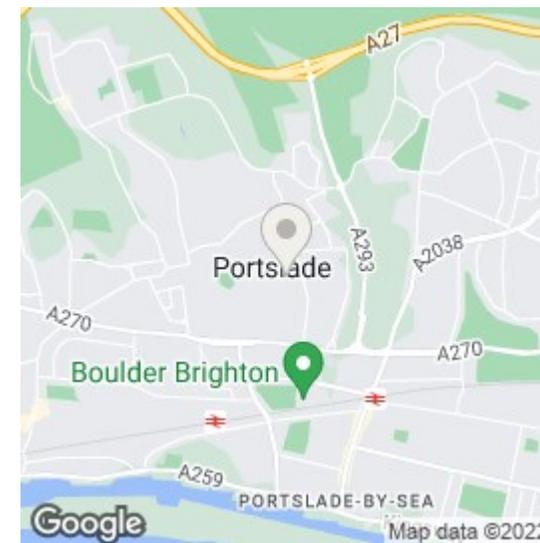
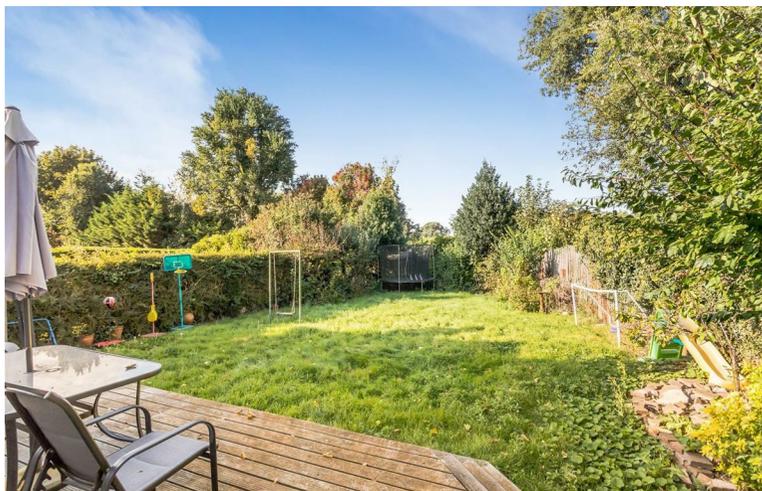


Entrance  
 Entrance Hallway  
 Living Room  
 21'1 x 11'6  
 Kitchen/Dining/Family Room  
 32'6 x 21'2  
 Utility Room  
 6'0 x 5'8  
 G/F Cloakroom WC  
 Stairs rising to First Floor  
 Bedroom  
 19'6 x 12'1  
 Potential En-suite (requires finishing off)  
 12'3 x 8'10  
 Balcony  
 Bedroom  
 14'4 x 9'6  
 Bedroom  
 13'7 x 11'8  
 Bedroom  
 11'8 x 11'5  
 Bedroom  
 11'3 x 10'11  
 Family Bathroom  
 Stairs rising to Second Floor  
 Bedroom  
 20'6 x 14'7  
 Bedroom  
 19'6 x 14'11  
 OUTSIDE  
 Rear Garden  
 Garage  
 36'3 x 12'7

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.

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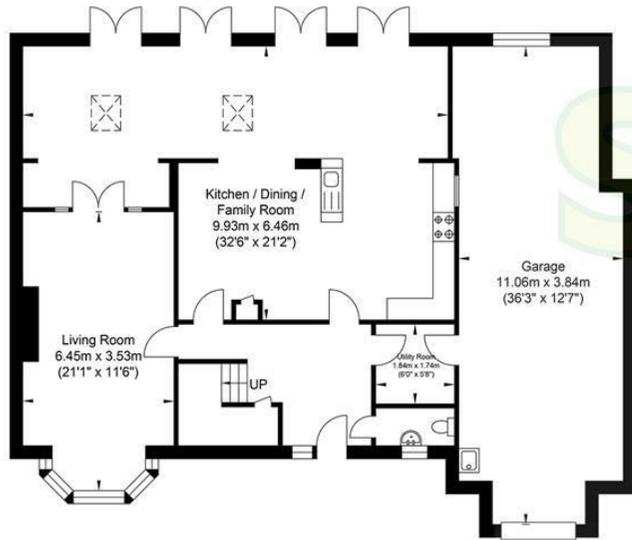
Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

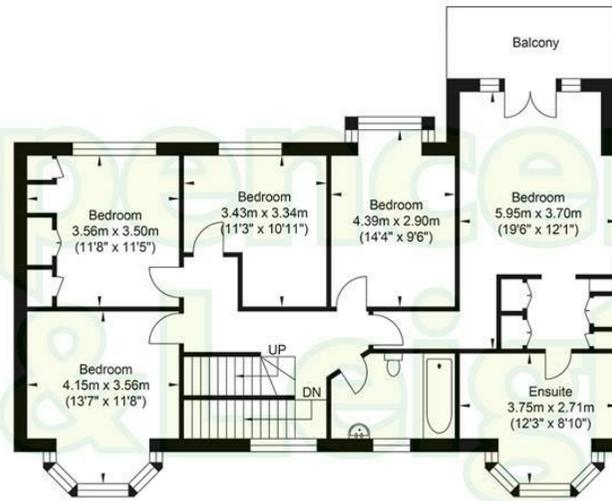
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Spencer & Leigh

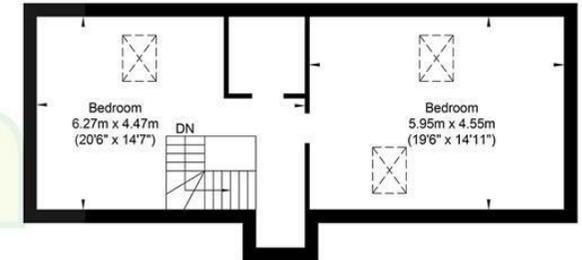
# Fairfields Gardens



Ground Floor  
Approximate Floor Area  
1453.02 sq ft  
(134.99 sq m)



First Floor  
Approximate Floor Area  
1069.17 sq ft  
(99.33 sq m)



Second Floor  
Approximate Floor Area  
603.64 sq ft  
(56.08 sq m)



Approximate Gross Internal Area = 290.40 sq m / 3125.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.