

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



37 Fairway Crescent Brighton BN41 2FN

The Weatherill Property Group are very pleased to present this good sized, semi-detached family home with benefits including a garage, stunning Downland views, a large rear garden, offered for sale with NO ONWARD CHAIN and located in the very popular Portslade area.



Offers Over £400,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3 bedrooms, a bathroom with a white suite, a large through lounge/dining room, and a well equipped kitchen. In terms of outside space, there is a good sized frontage which provides off street parking for 2 cars, and in addition, a garage accessed via a neighbouring private road that is located at the bottom of the garden.

The rear garden itself measures approximately 80ft, is laid to lawn and has a very useful outside wc, and a raised sun terrace.

The house is considered to be in excellent decorative order throughout and benefits greatly from its location, its elevated position and is offered for sale with NO ONWARD CHAIN.

- AN IMPRESSIVE AND GOOD SIZED FAMILY HOME
- FANTASTIC VIEWS
- A GARAGE & OFF STREET PARKING
- 3 BEDROOMS
- LARGE THROUGH LOUNGE/DINING ROOM
- 80FT SOUTH AND EAST FACING REAR GARDEN WITH SUN TERRACE

EPC

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	

78

65

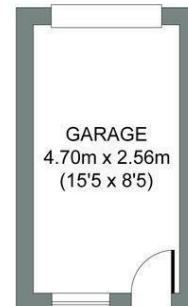
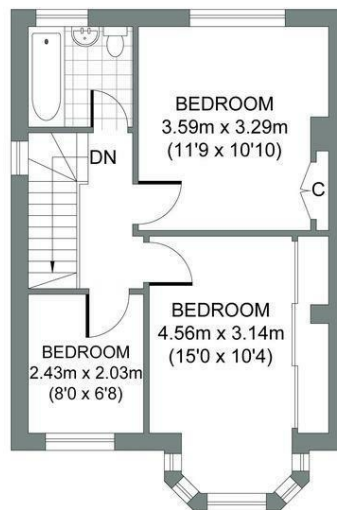
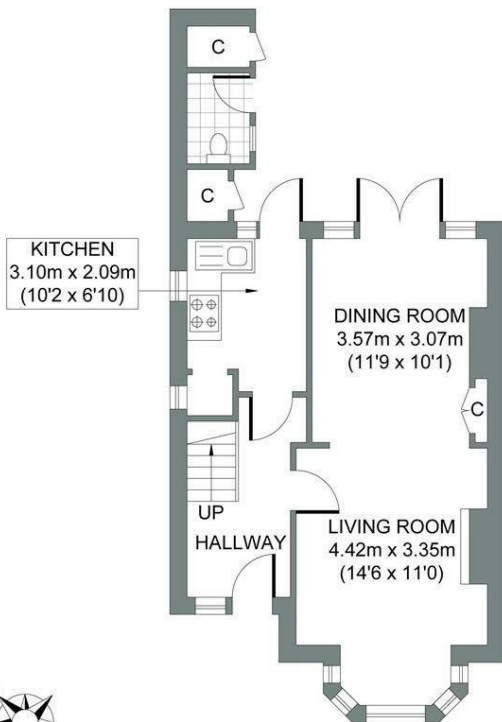


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
41.30 sq m / 444.55 sq ft

FIRST FLOOR
Approximate Gross Internal Area
39.60 sq m / 426.25 sq ft

GARAGE
Approximate Gross Internal Area
12.0 sq m / 129.16 sq ft



W
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FAIRWAY CRESCENT

Total Area : 92.90m² = 999.96ft²

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