GREENWAYS PROPERTY

Estate and Letting Agents

48 Gordon Road, Fishersgate, Portslade, BN41 1PT

Guide price £325,000 - £345,000

We are delighted to offer for sale this well-presented and extended four-bedroom terraced family home, ideally situated in the popular Fishersgate area. Offering generous and versatile accommodation arranged over two floors, the property benefits from two reception rooms, a fitted kitchen with separate utility room, a ground floor fourth bedroom or home office, and a private patio garden.

Conveniently located just off the A259 Coast Road, the property is within easy walking distance of local shops, schools and everyday amenities. Fishersgate Railway Station is approximately 200 yards away, providing excellent transport links to Brighton, Worthing and London. Southwick Locks and the seafront are also just a short stroll away, offering easy access to the beach and coastal walks. More comprehensive shopping facilities can be found nearby at Boundary Road, Portslade, and Southwick Square.

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- Four Bedroom house
- Living and Dining rooms
- Unrestricted Parking
- Terraced Family House
- Kitchen and separate utility
- Close to Fishersgate Station
- Extended on ground floor
- Patio Garden

Entrance Hall
14'2" x 5'3" (4.32m x 1.61m)
Approached via a formal front patio with a double glazed entrance door and side window. Spacious hallway with stairs rising to the first floor, radiator, under-stairs storage cupboard housing the consumer unit and an additional storage area housing the electricity meter.

Living Room
12'9" x 11'0" (3.9m x 3.37m)
A bright south-facing reception room featuring a square bay window overlooking Gordon Road, attractive period fireplace with mantel and hearth, coved ceiling, wall lighting and access through to the dining room.

Dining Room
11'3" x 8'11" (3.43m x 2.73m)
A generous dining room with built-in storage cupboard, radiator and direct access to the kitchen, ideal for both family living and entertaining.

Kitchen
9'6" x 9'3" (2.92m x 2.83m)
Fitted with a range of wall and base units incorporating rolled-edge work surfaces, four-ring gas hob with extractor hood above and electric oven below. Stainless steel sink with mixer tap, tiled splashbacks, wall-mounted Vaillant gas combination boiler, Velux roof window and double glazed door and window providing access to the rear garden. Space and plumbing for appliances.

Utility Room
7'9" x 6'3" (2.37m x 1.91m)
Useful separate utility room with space and plumbing for additional appliances, recessed ceiling spotlights and door leading to Bedroom Four/Home Office.

Office/Bedroom four
9'3" x 5'3" (2.84m x 1.61)
A versatile room overlooking the rear garden, ideal as a fourth bedroom, home office or playroom.

First Floor Landing
7'11" x 6'3" (2.43m x 1.91m)
Doors leading to all first-floor rooms with loft access.

Bedroom One
11'3" x 8'10" (3.44m x 2.71m)
Double bedroom overlooking the rear garden with built-in wardrobes to two walls and radiator.

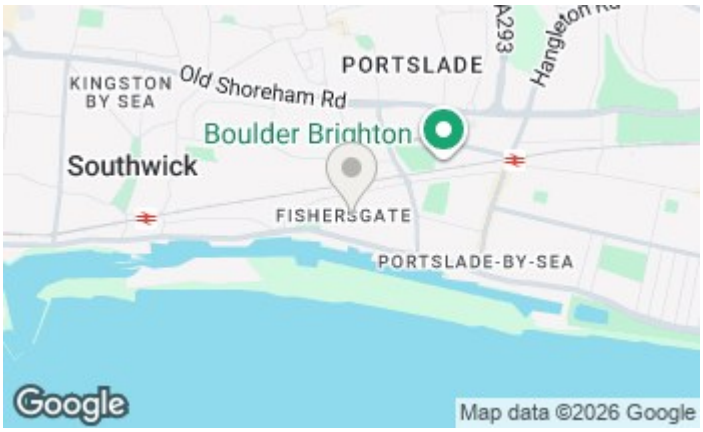
Bedroom Two
10'6" x 9'11" (3.22m x 3.04m)
A generous south-facing double bedroom overlooking Gordon Road with radiator and coved ceiling.

Bedroom Three
6'7" x 6'5" (2.01m x 1.97m)
Single bedroom overlooking Gordon Road with radiator, ideal as a nursery, dressing room or study.

Shower Room
6'10" x 5'2" (2.09m x 1.59m)
Modern white suite comprising a corner shower enclosure with sliding glass doors, rainfall shower with separate handheld attachment, circular wash hand basin set within a vanity unit, concealed cistern WC, heated towel rail, extractor fan and obscure double glazed window.

Rear Garden
17'9" x 17'8" (5.42m x 5.41m)
A low-maintenance York stone paved patio garden with brick borders, established hedging, outside lighting, water tap and garden shed, creating an ideal space for outdoor dining and entertaining.

Other Information
Tenure: Freehold
Council Tax: Band B
Local Authority: Adur District Council
Parking: Unrestricted on-street parking



Directions

From Fishersgate Railway Station, head south towards Gardner Road and cross over into St Aubyn's Crescent. Continue following the road as it bends to the right before turning left into St Aubyn's Road. Continue ahead as St Aubyn's Road becomes Gordon Road, where the property will be found on the right-hand side. Distance: Approximately 0.3 km (0.2 miles) Walking Time: Approximately 2 minutes

01273 28 68 98

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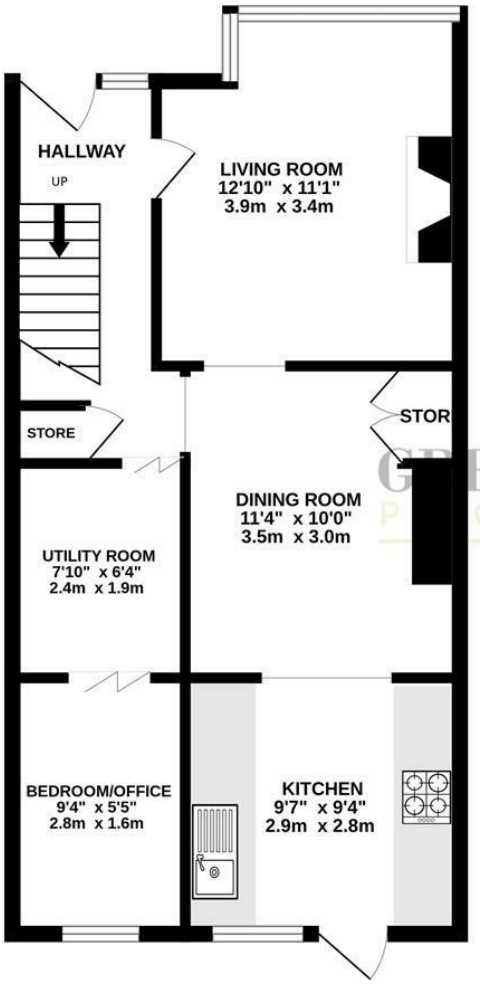
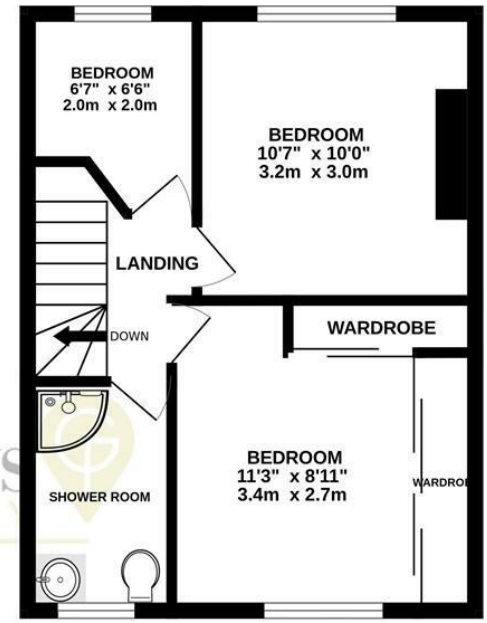
Floor Plan

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 893sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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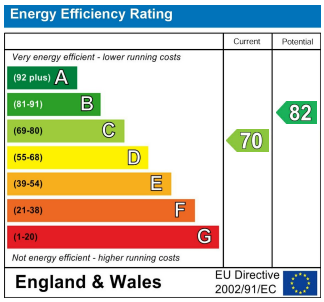
PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.



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