



## 43 LANGRIDGE DRIVE BRIGHTON, BN41 2JB

£335,000  
FREEHOLD

Fantastic end of terrace family home with off street parking and west facing garden. The property is well presented throughout with accommodation comprising; two bedrooms, bathroom, separate kitchen and lounge diner opening onto the rear garden.

Located off Fox Way in North Portslade, not far from Foredown Tower and Downland walks. Sainsbury's Superstore can be found within half a mile with a more comprehensive range of shops located in Boundary Road/Station Road, along with Portslade Mainline Railway Station. A local bus service passes close by providing access to surrounding areas and the A27 is easily accessible by car via the Hangleton Link Road.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS





## 43 Langridge Drive

Approximate Gross Internal Area = 56.6 sq m / 609 sq ft

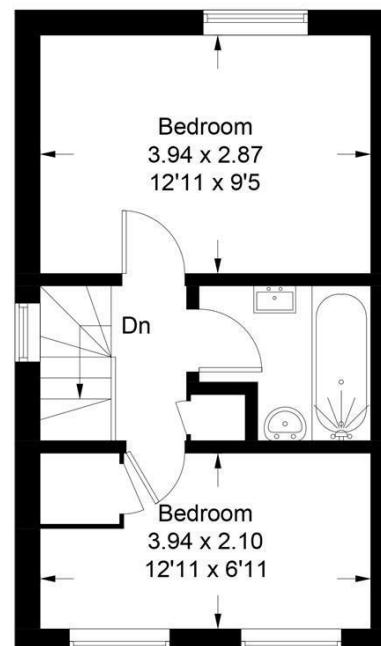
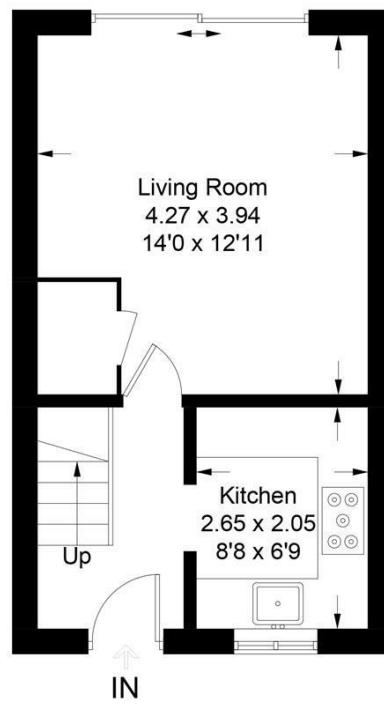
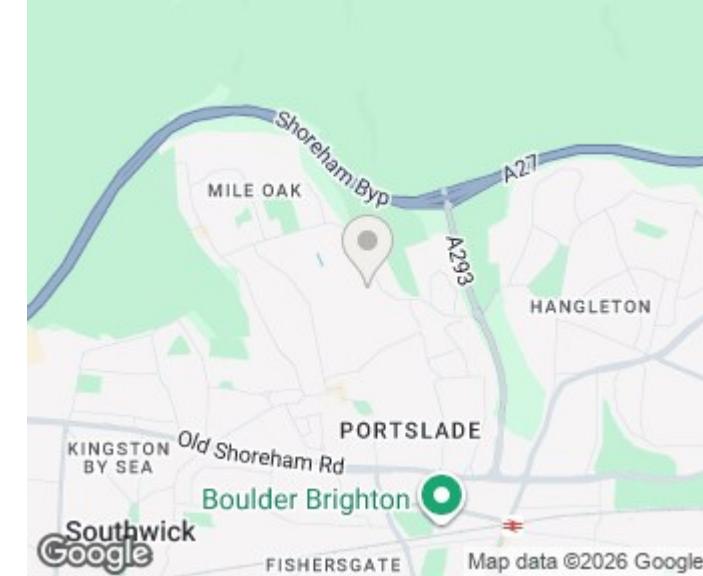


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1268864)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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