



56 Burlington Gardens, Portslade

Brighton

Offers Over £490,000

56 Burlington Gardens

Portslade, Brighton

Stunning 3-bed, 2-bath semi-detached house with open plan kitchen/living, stylish finishes, spacious master bed with ensuite, private garden retreat, off-road parking. Ideal for modern family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Spacious open plan kitchen living area
- Modern kitchen with island
- Integrated kitchen appliances
- Luxurious freestanding bath-tub
- Contemporary walk-in shower
- Spacious private garden
- Off-road parking
- Velux loft windows





**BURLINGTON GARDENS
PORTSLADE**

APPROXIMATE GROSS INTERNAL AREA
106.7 sq m / 1147 sq ft

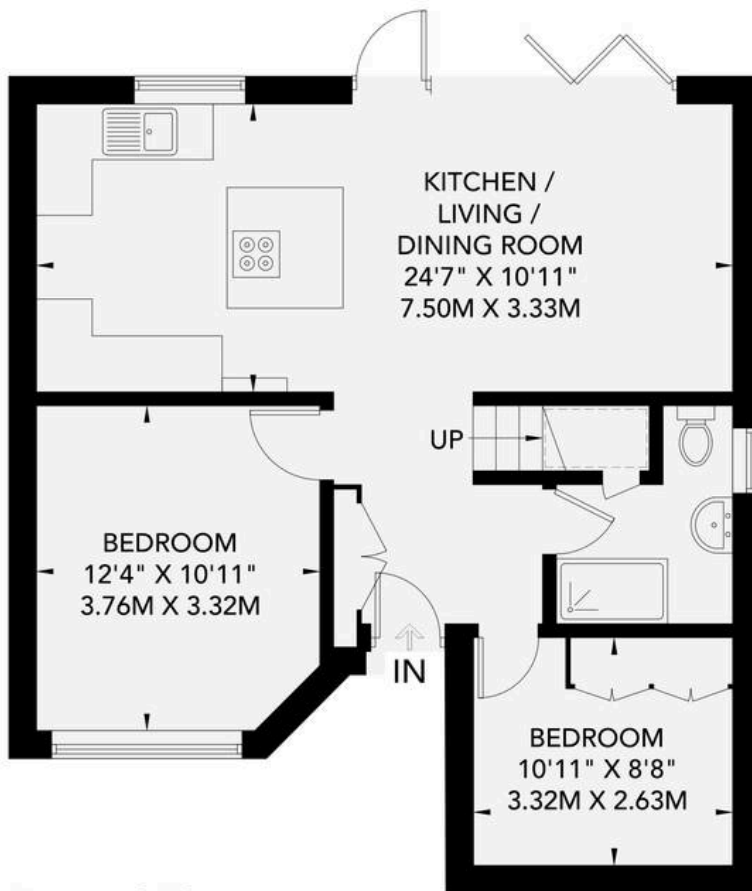
INCLUDING LIMITED USED AREA OF
OUTBUILDING
12.6 sq m / 135 sq ft



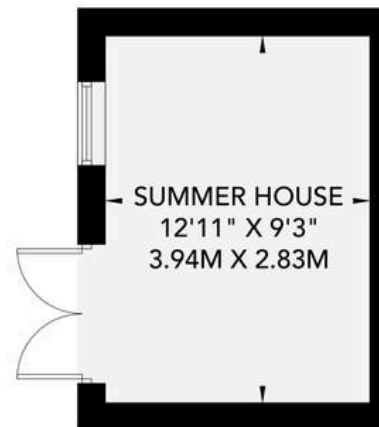
	Measuring Points		Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

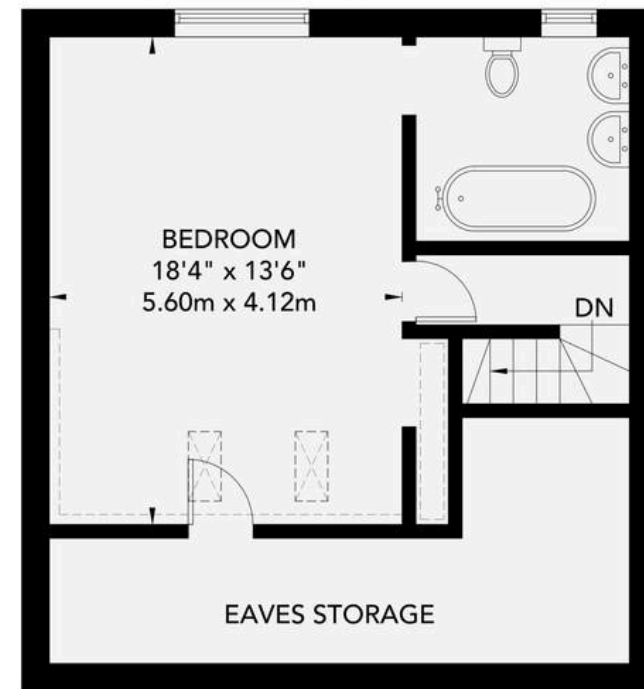
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Ground Floor
60.6 sq m / 652 sq ft



Outbuilding
11.2 sq m / 120 sq ft



First Floor
34.9 sq m / 375 sq ft



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