



Bay Tree, Gardner Road

Portslade

GUIDE PRICE £550,000



Baytree Gardner Road

Portslade, Brighton

Conveniently located in a popular location near Boundary Road, this contemporary THREE BEDROOM, THREE BATHROOM DETACHED home with a REAR GARDEN and DRIVEWAY has been newly built and designed to a high standard. Sold with NO ONWARD CHAIN and a 10-YEAR NEW HOME WARRENTY.

This well-presented home has been thoughtfully arranged to offer a stylish and practical space for everyday living. The bright, modern kitchen/dining area forms the heart of the home and features large bi-fold doors that open directly onto the rear garden, creating a pleasant connection between indoor and outdoor. A separate living room and a convenient downstairs WC complete the ground floor.

The first floor offers two double bedrooms, one of which benefits from an en-suite shower room, along with a stylish family bathroom featuring a shower over the bath. The principal suite occupies the second floor and enjoys its own contemporary en-suite shower room, together with ample eaves storage.

Outside, the private rear garden provides a welcoming space with a lawned area and paved terrace, ideal for alfresco dining and relaxation. To the front of the property, there is the added benefit of off-road parking. The property is fitted with solar panels.



The Local Area

Nearby Boundary and Station Road offer a wide variety of shops, supermarkets, bars and cafés. Fishersgate train station is just a short walk away, while Portslade station, close by, provides convenient mainline services to London Victoria, Brighton and destinations along the South Coast. Regular bus routes also run to the vibrant café culture of Hove's Church Road and into central Brighton. The property is set in a quiet neighbourhood with Vale Park located at the end of the road. Popular with young families, South Portslade benefits from a good selection of nearby schools and nurseries. St Peter's Community Infant and Nursery School is within easy walking distance, while other local options include Deepdene School, Benfield Primary School and St Mary's Catholic Primary School.

Further Information

The property is not located in a controlled parking zone. The council tax bracket is ??, which is currently charged at £XXX for 2025/26.

EPC rating - TBC

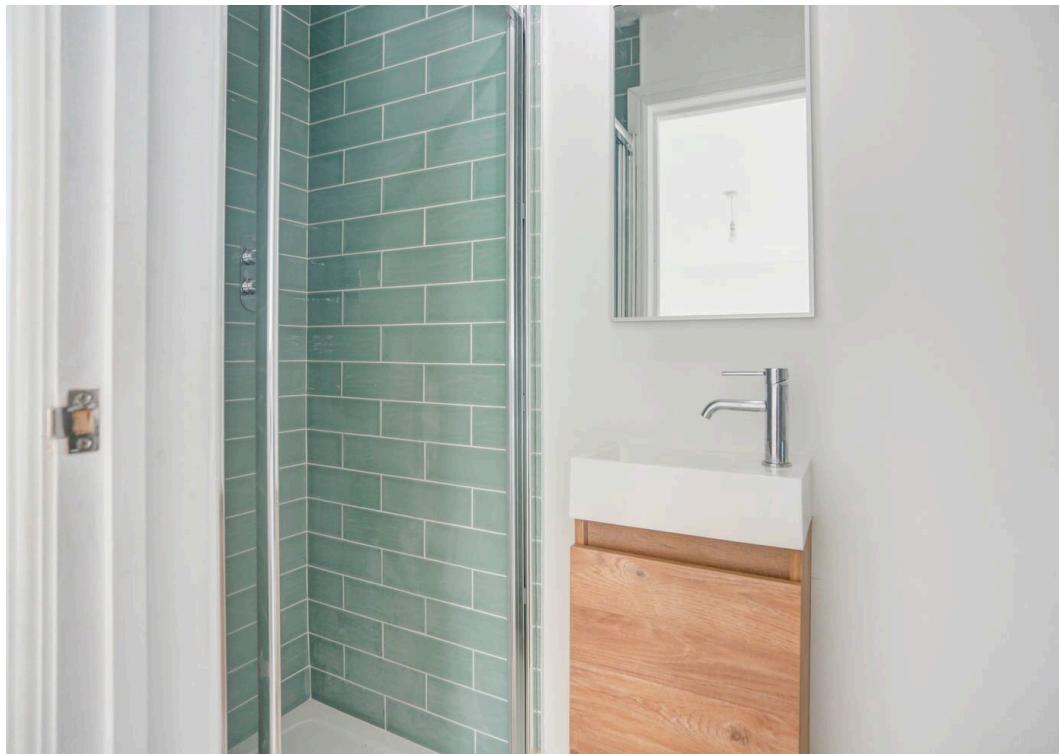
Council Tax – TBC

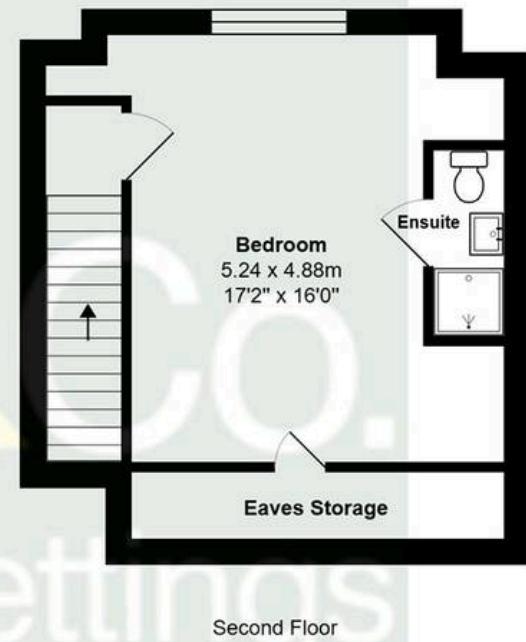
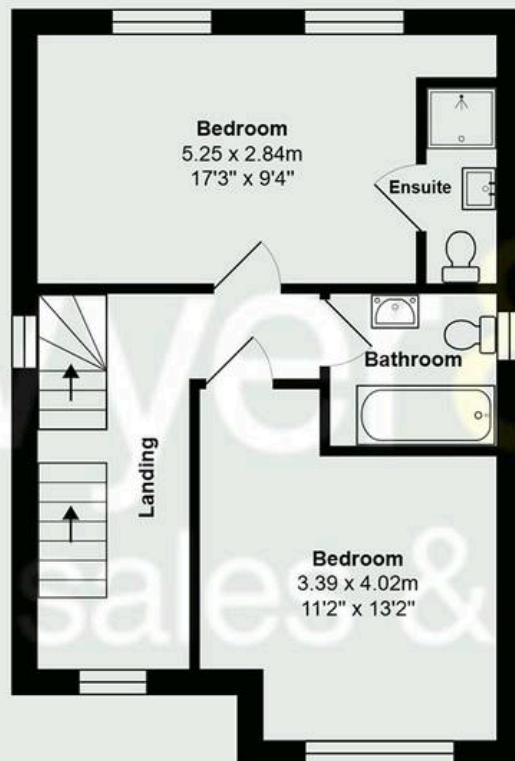
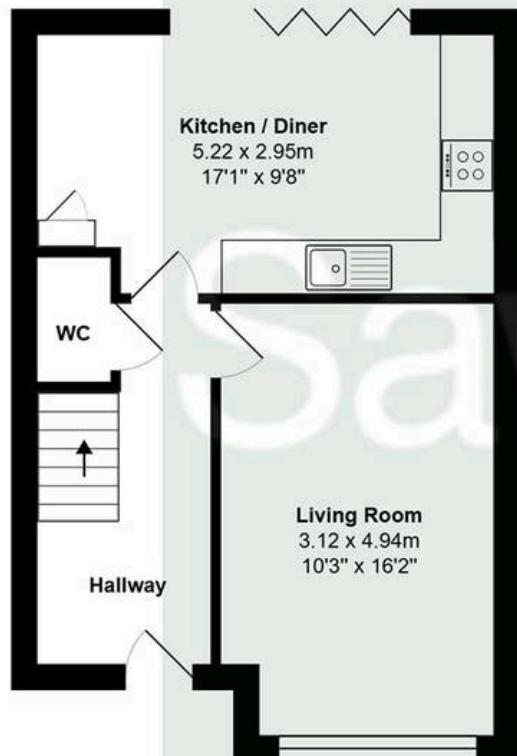
Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking – Not currently located in a controlled parking zone.

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 108.6 m² ... 1169 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.