

The attached photographs show a selection of many houses in our locale that are on the same highway with similar or higher fences than our instruction.

You can also see from the photographs the leylandii trees that were replaced. Although they were destructive, they offered a level of privacy which is what we wanted with our fence. As you can see from the photographs our fence is a lot shorter than they were.

The title plan has a yellow mark indicating where the fence has been constructed. It covers under a quarter of the width of the entire property.

Other properties in the neighbourhood







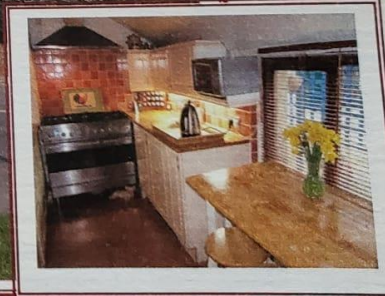


What the property was like:



THE OLD FORGE & ADJOINING COTTAGE, FOREDOWN ROAD, PORTSLADE, BN41 2GJ

UNIQUE OPPORTUNITY TO ACQUIRE A FORMER VILLAGE FORGE WITH ADJOINING COTTAGE LOCATED TOWARDS THE OUTSKIRTS OF PORTSLADE, YET EXCELLENT ROAD LINKS OUT OF THE AREA OR INTO BRIGHTON & HOVE CITY CENTRES. HAVING ENORMOUS CHARACTER AND A WEALTH OF ORIGINAL FEATURES, OVERLOOKING A SMALL LOCAL GREEN AND OFFERING VERSATILE ACCOMMODATION WITH UP TO FIVE BEDROOMS AND A QUITE MAGNIFICENT MAIN LIVING AREA WITH HIGH VAULTED CEILINGS.



The opportunity to acquire an important local building which is one of the earliest properties in the village of Portslade and which boasts many interesting and original features and therefore retaining much of its original charms and character. Comprising of a converted former Forge together with additional attached cottage, accommodation is over a single storey in the Forge and over two floors in the cottage. Entering the property into the Forge there is a quite magnificent open reception area which measures 21'2 x 21'1, which has features including an original fireplace, lots of painted and exposed brick, high vaulted ceiling with thick original beams. Off the main living area there is a long kitchen with a tiled aspect, which has a good range of units and a built in range style cooker. A small inner hallway provides access to the remainder of the accommodation which also has a rear conservatory and access to outside, the cottage includes up to five bedrooms together with large family room which has a roll edge bath and an en-suite shower room. Outside, there is an enclosed, extremely wide rear garden which is nice and bright with lawn areas, screened by established conifers, and the garden also includes patio areas and to one side there is off road parking for several cars. In addition, there is an extremely useful L-shaped workshop which is ideal for those with a hobby or even those looking to start a business from home. Facing opposite small local green, internal inspection is absolutely essential in order to fully appreciate this properties many features.

- ◆ Converted former forge and adjoining cottage
- ◆ Large bathroom with roll top bath
- ◆ Facing opposite small local green



What it looks like looking North up Foredown Road:

