



17 Tophill Close | | Portslade | BN41 2QB



ESTATE AGENT



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£350,000

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\*\*\* OPEN DAY 10:00-12:00 SATURDAY 21ST MAY 2022 \*\*\* PLEASE CALL TO ARRANGE YOUR 15 MINUTE SLOT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE TERRACED TWO STOREY TOWN HOUSE. LOCATED WITHIN 1/2 MILE OF PORTSLADE OLD VILLAGE CONVENIENTLY LOCATED CLOSE TO OPEN COUNTRYSIDE AND RECREATIONAL PARK.

THE PROPERTY BENEFITS FROM ENTRANCE HALL, 13' LOUNGE, CONSERVATORY ROOM, 10' KITCHEN/DINER, TWO BEDROOMS, FULLY TILED BATHROOM, 19' WEST FACING REAR GARDEN AND OFF ROAD PARKING SPACE.

- ENTRANCE HALL
- 10' MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- 2 BEDROOMS
- FULLY TILED BATHROOM
- IDEAL FOR BUY TO LET INVESTORS
- 13' LOUNGE
- 19' WEST FACING REAR GARDEN
- CONSERVATORY ROOM
- OFF ROAD PARKING SPACE

Part double glazed front door leading to:

### ENTRANCE HALL

5'10" x 11'5" (1.78 x 3.50)

Being 'L' shaped, double glazed window to the front having an easterly aspect, double doored storage cupboard housing gas and electric meters, double doored storage cupboard under the stairs with space for tumble dryer, double panelled radiator, hardwood flooring.

Pine door off entrance hall to:

### LOUNGE

13'8" x 11'9" (4.17 x 3.60)

Double glazed window to the rear having a westerly aspect, feature cast iron fire place, with pine surround and mantle, decorative tiled insert, slate hearth, single panel radiator, hardwood flooring.

Twin double glazed French doors off lounge to:

### CONSERVATORY ROOM

9'4" x 6'5" (2.87 x 1.97)

Frosted double glazed windows to both sides, double glazed windows to the rear having a westerly aspect, vinyl tiled flooring.

Doorway off entrance hall to:

### KITCHEN

10'11" x 5'10" (3.35 x 1.78)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap, inset into granite effect work top, storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, adjacent matching work top with inset 'INDESIT' stainless steel gas four ring hob, built in 'NEFF'

electric oven under, drawers and cupboards to the side, tiled splash back, complimented by matching wall units over, integrated extractor hood, further adjacent matching work top, storage cupboard under, tiled splash back, complimented by matching wall unit over, space for fridge/freezer to the side, storage cupboard over, part frosted double glazed window to the front, vinyl tiled flooring, spot lighting.

Stairs with bannister and spindles up from entrance hall to:

### LANDING

Access to loft storage space.

Pine door off landing to:

### BEDROOM 1

11'10" x 9'0" (3.62 x 2.75)

Double glazed windows to the rear having a westerly aspect, built in double doored wardrobe with hanging and shelving space, single door wardrobe with hanging and shelving space, single panel radiator.

Pine door off landing to:

### BEDROOM 2

9'2" x 8'7" (2.80 x 2.62)

Two sets of double glazed windows to the front having an easterly aspect, views of The South Downs and Foredown Tower, built in double door wardrobe with hanging and shelving space, door giving access to built in airing cupboard housing 'GLOW-WORM' wall mounted gas fired combination boiler, slatted shelving over, double panelled radiator.

Part frosted glazed pine door off landing to:

### BATHROOM

Being fully tiled, comprising panel bath with mixer tap, built in shower with rainfall style shower head and separate shower attachment, shower rail and curtain, vanity unit with inset wash hand basin, contemporary style mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, tiled flooring, LED down lighting.

### FRONT

19'8" x 11'1" (6.00 x 3.40)

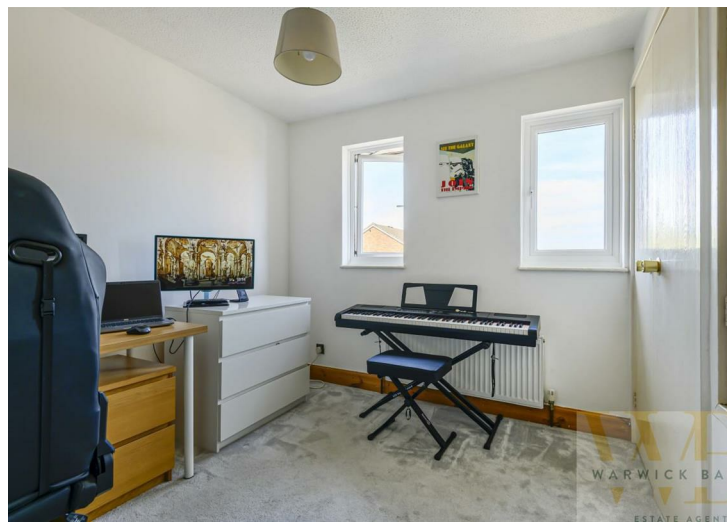
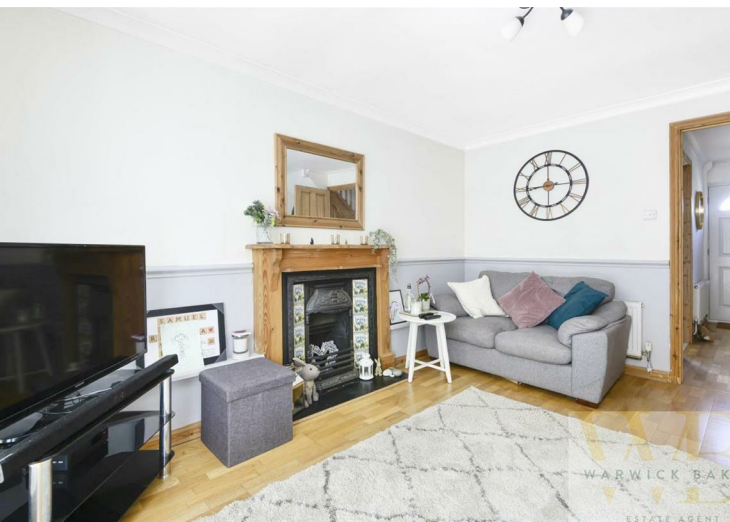
Laid to hard standing with off road parking, shingle area, two shaled areas.

Twin double glazed French doors off conservatory room to:

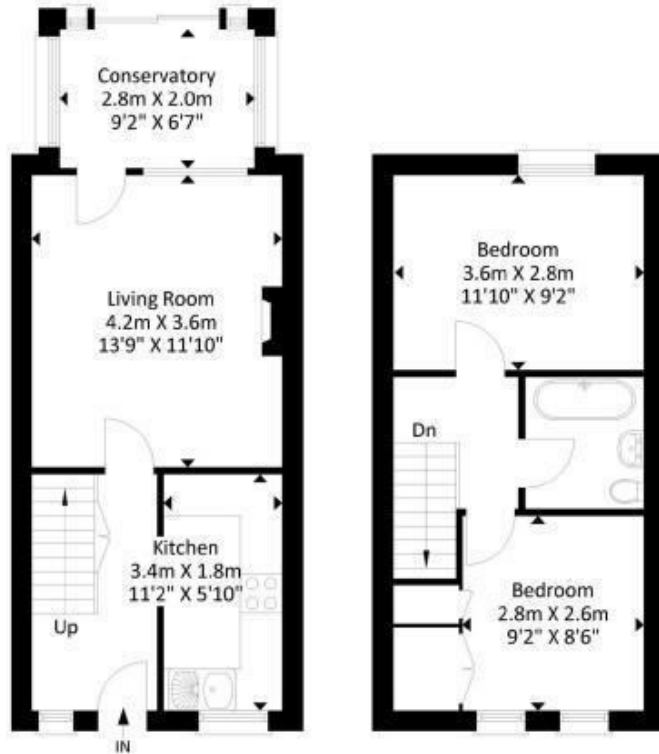
### REAR GARDEN

19'2" x 13'4" (5.85 x 4.08)

Having a westerly aspect, patio slab area, shingle area, timber built shed, enclosed by fencing to three sides, rear gate.



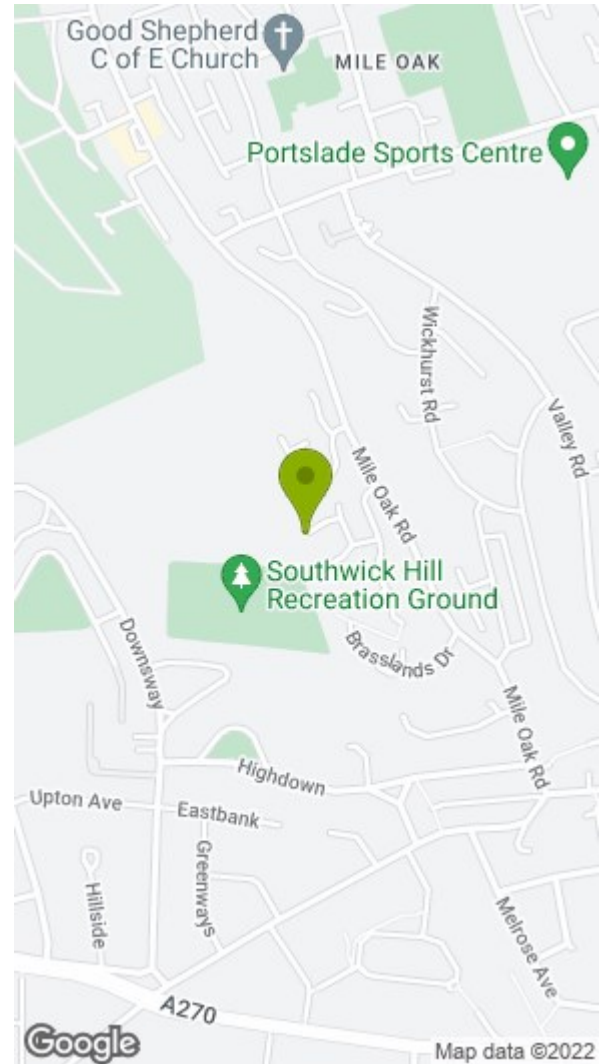
## Tophill Close, Portslade



**Ground Floor**  
Approximate Floor Area  
361.66 sq ft  
(33.60 sq m)

**First Floor**  
Approximate Floor Area  
298.16 sq ft  
(27.70 sq m)

Approximate Gross Internal Area = 61.30 sq m / 659.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>72</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC