



Foredown Road, Portslade, BN41 2FU
Offers In The Region Of £525,000 Freehold



- Extended Semi Detached Family Home
- Open Plan/Kitchen Dining Space
- Separate Living Room
- Four Bedrooms
- Family Bathroom
- Ground Floor WC
- Shower Room
- South Aspect Garden
- Off Road Parking

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

An extended and much improved semi detached family home with spacious accommodation arranged over three floors and located on the fringes of Portslade Old Village & Easthill Park. Internally the property features four bedrooms, shower room, family bathroom, large open plan kitchen/dining space, ground floor WC and separate lounge with bi-fold doors. Externally the property enjoys off road parking for two cars and a secluded south aspect landscaped rear garden.

Entrance Hall

Approached via upvc double glazed front door, staircase to first floor, LVT flooring, under stairs storage cupboard, radiator, deep storage cupboard with shelving, internal doors to:

Ground Floor WC

Upvc double glazed window with patterned glass, LVT flooring, low level WC, wall mounted wash hand basin.

Lounge

Upvc double glazed window, fitted display shelving and storage cabinets, modern contemporary style living flame gas fire with marble hearth. Illuminated stained glass panel window, radiator, bi-fold doors to:

Open Plan Kitchen/Dining Space

Upvc double glazed window over looking rear garden, velux roof window, LVT flooring, space for dining table, ample granite working surfaces with inset sink unit unit and drainer, space and plumbing for appliances, built in four ring induction hob with matching double ovens, modern design high gloss wall and base units with matching drawers and wine rack, upvc double glazed door to rear garden.

First Floor Landing

Upvc double double glazed window with patterned glass, staircase to second floor, built in airing cupboard with slatted shelving.

Bedroom Two

Upvc double glazed window over looking rear garden, radiator, storage recess housing gas combi boiler with shelving,

Bedroom Three

Upvc double glazed window, radiator.

Bedroom Four

Upvc double glazed window, radiator.

Family Bathroom

Upvc double glazed window with patterned glass, part tiled walls, heated towel rail, electric shaver/toothbrush charging point, low level WC, pedestal wash hand basin, panel enclosed corner bath with mixer tap and shower attachment.

Second Floor Landing

Upvc double glazed window with patterned glass, deep built in storage cupboard, door to:

Bedroom One

Upvc double doors with views and juliet balcony, Velux roof window, eves storage cupboard, upright panel wall radiator.

Shower Room/WC

Upvc double glazed window with patterned glass, part tiled walls, heated towel rail, electric shaver/toothbrush charging point, oversized walk in glazed shower enclosure with thermostatic mixer shower, low level WC, pedestal wash hand basin.

Off Road Parking

Area of hardstanding adjacent to front of property, providing off road parking for two cars, bordered by low level retaining wall and flower bed.

Rear Garden

Landscaped low maintenance design with secluded south aspect, mainly stone paved with well stocked flower beds, timber garden shed, enclosed by panel & trellis fencing, gated side access.



Foredown Road, BN41
Approximate Gross Internal Area = 135.3 sq m / 1457 sq ft



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