



Croft Drive, Portslade, BN41 2HS
£375,000 Freehold



- Three Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Separate Wc
- Beautifully Presented Garden
- Sought After Location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	

This delightful END OF TERRACE property is located in a quiet no through road close to Portslade Village Centre. THREE BEDROOMS, lounge, KITCHEN WITH APPLIANCES, bathroom, separate wc, BEAUTIFULLY PRESENTED REAR GARDEN, front has ample space for off road parking

ENCLOSED ENTRANCE PORCH

triple aspect upvc double glazed windows, frosted upvc double glazed front door to

ENTRANCE HALL

stairs to the first floor landing, doors to

LOUNGE

15'4 x 11'6 (4.67m x 3.51m)

laminare flooring, dimmer switch, radiator, coving, upvc double glazed window

KITCHEN

10'7 x 10' (3.23m x 3.05m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surface with tile surrounds, base and eye level units, INSET FOUR RING ELECTRIC HOB WITH EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, space for fridge freezer, space and plumbing for washing machine and dish washer, tiled floor, radiator, walk in storage recess, coving, two upvc double glazed windows, upvc double glazed door to the garden

BATHROOM

comprising of a freestanding bath, wash hand basin with cupboard under, ladder style heated towel rail, part tiled walls, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, radiator, part tiled walls, vanity shelf, frosted upvc double glazed window

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

15'8 x 10' (4.78m x 3.05m)

built in wardrobe with four doors, matching adjacent cupboard housing the gas fired combination boiler, radiator, further fitted shelved cupboard, dimmer switch, upvc double glazed window

BEDROOM TWO

12' x 7'11 (3.66m x 2.41m)

radiator, laminate flooring, dimmer switch, upvc double glazed window

BEDROOM THREE

7'10 x 7'4 (2.39m x 2.24m)

radiator, laminate flooring, dimmer switch, upvc double glazed window

REAR GARDEN

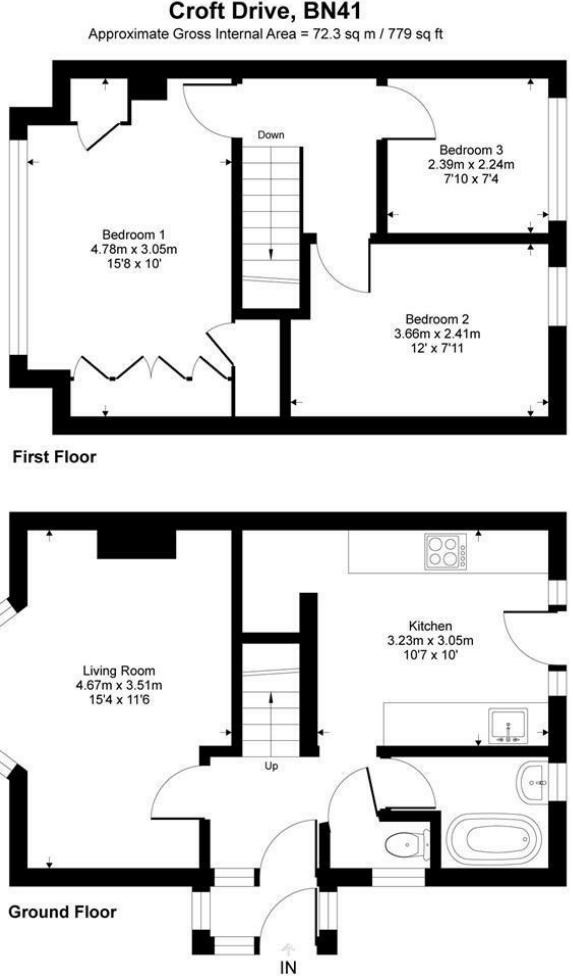
very well maintained and presented, with artificial grass adjacent to the house, feature garden pond, well stocked flower and shrub beds, area of lawn, two raised seating areas at the rear, garden shed, Arbor with mature climbing shrub, fenced on all sides, side gate leading to a SIDE AREA with a second garden shed, and paving leading to the front of the property

FRONT GARDEN

well stocked flower and shrub beds, NB ample space for off road parking (subject to planning consents)

THE LOCATION

a no through road in a popular area on the fringes of Portslade Village with local shops in nearby Valley Road and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



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