



**Wickhurst Rise, Brighton, BN41 2WB**  
**£375,000 Freehold**



- Newly Refurbished
- Semi Detached Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Separate Lounge
- Landscaped Gardens
- Off Road Parking
- Chain Free

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A recently refurbished older style semi detached family home offered for sale chain free and located in a popular residential location between Portslade Village and Mile Oak, close to local shops, Mile Oak medical centre, schools and bus routes, which provide a frequent service to the city centre and main line train stations. Internally the property enjoys light and spacious accommodation, finished with neutral colour tones, newly fitted carpets and wood effect laminate flooring . Additional features include re fitted family bathroom and kitchen/dining room, upvc double glazed, LED lighting and gas central via modern comi gas boiler. Externally the property has also undergone much improvement including, low maintenance landscaped gardens and a private drive providing off road to the rear, approached via secure double gates.

**Entrance Hall**

Approached vis replacement double glazed front door with glazed inserts staircase to first floor, wood effect laminate flooring, upvc double glazed window with privacy glass, under stairs storage cupboard housing electric meter LED lightning, internal doors to:

**Living Room**

Upvc double glazed window, wood effect laminate flooring, radiator concealed in decorative cover, feature tiled fireplace, LED lighting, door to:

**Kitchen/Dining Room**

Two upvc double glazed windows over looking rear garden, LED lighting, wood effect laminate flooring, cupboard housing gas combi boiler, space for dining table, re fitted wall and bas units with matching drawers and glass fronted display cabinets, space and plumbing for washing machine, built in four ring halogen hob with matching oven and canopied extractor hood, upvc double glazed side door leading to gardens.

**First Floor Landing**

Upvc double glazed window, newly laid carpets, airing cupboard, LED lighting, access to roof space via loft hatch, doors to:

**Bedroom One**

Upvc double glazed window over looking rear garden, radiator, newly laid carpets, LED lighting.

**Bedroom Two**

Upvc double glazed window, radiator, newly laid carpets.

**Bedroom Three**

Upvc double glazed window, radiator, newly laid carpets, built in storage cupboard with drawers.

**Family Bathroom**

Upvc double glazed window with privacy glass, part tiled walls, wood effect laminate flooring, heated towel rail, low level WC, pedestal wash basin, panel enclosed bath with mixer taps, shower attachment and glazed shower screen.

**Front Garden**

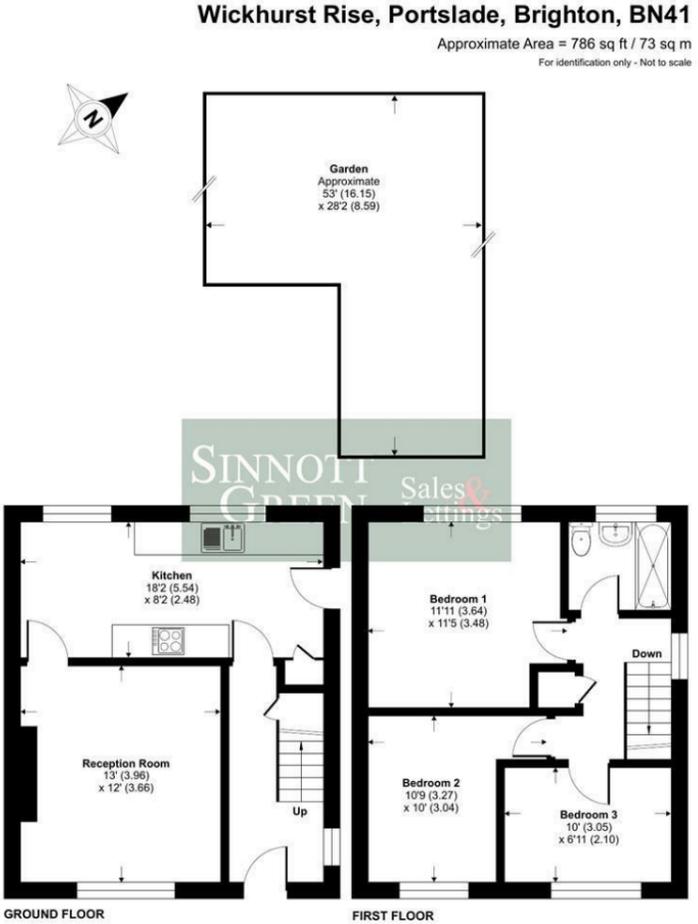
Recently landscaped to a modern low maintenance design comprising large raised flower beds with bark chippings and artificial grass, stove paved pathway and outside lighting.

**Rear Garden**

Recently landscaped to a modern low maintenance design with paved patio, artificial grass and raised flower beds, enclosed by brick wall and timber fencing, side access gate.

**Private Driveway/Off Road Parking**

Area of hardstanding located to rear of garden, approached via secure double wooden gates from rear access road.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Sinnott Green. REF: 1431546