

**Deacons Drive, Portslade, East Sussex BN41 2FJ**  
**£420,000 Freehold**



- Family-Sized Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Large Rear Garden
- Off Road Parking
- Needs Updating
- Chain Free

This FAMILY-SIZED HOME needs some updating, which is reflected in the price. It has great potential to both improve and extend. THREE BEDROOMS, lounge, dining room, kitchen with appliances, bathroom, LARGE, LEVEL REAR GARDEN, front garden, OFF ROAD PARKING, double glazing, gas central heating, CHAIN FREE

### COVERED PORCH

upvc double glazed front door to

### ENTRANCE HALL

double glazed window, stairs to the first floor, understairs cupboard, dimmer switch, door to

### LOUNGE

12'10 x 12'8 (3.91m x 3.86m)

radiator, inset downlighters, upvc double glazed bay window, square arch to

### DINING ROOM

11'1 x 10'5 (3.38m x 3.18m)

radiator, inset downlighters, upvc double glazed double doors to the garden

### KITCHEN

9'3 x 7'8 (2.82m x 2.34m)

comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING INDUCTION HOB, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, INTEGRATED FRIDGE FREEZER, space and plumbing for washing machine, wall mounted gas fired boiler, inset downlighters, upvc double glazed door to the garden

### FIRST FLOOR LANDING

loft access via a retractable loft ladder, inset down lighters, dimmer switch, doors to

### BEDROOM ONE

13'7 x 11'2 (4.14m x 3.40m)

radiator, inset downlighters, upvc double glazed bay window

### BEDROOM TWO

11'11 x 10'6 (3.63m x 3.20m)

radiator, inset downlighters, upvc double glazed window

### BEDROOM THREE

7'8 x 7'6 (2.34m x 2.29m)

radiator, inset downlighters, upvc double glazed window

### BATHROOM

comprising of a panelled bath with mixer tap, wash hand basin, low level wc, tiled walls, tiled floor, inset downlighters, upvc double glazed window

### FRONT GARDEN

part hardstanding, flower and shrub beds, NB: ample space for further off road parking

### WALLED REAR GARDEN

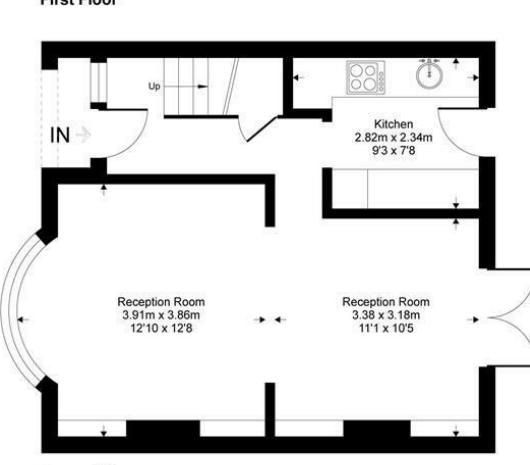
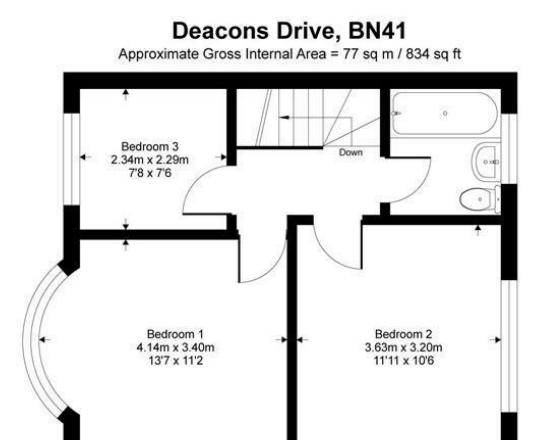
decking adjacent to house, area of lawn, walled both sides, large garden shed at the rear

### OFF ROAD PARKING

at the rear of the property with access via a service road, NB space and potential for a garage

### THE LOCATION

in a popular residential area, close to local shops and amenities in nearby Burlington Parade 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



Ground Floor

This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green