

This semi detached house had been both EXTENDED AND UPDATED and is BEAUTIFULLY PRESENTED. FOUR DOUBLE BEDROOMS, lounge, FEATURE KITCHEN DINING ROOM, family bathroom, ENSUITE and ground floor cloakroom, well kept rear garden, PRIVATE DRIVE with space for three vehicles

PORCHWAY

front door to

ENTRANCE HALL

stairs to the first floor, under stair cupboards, dado rail, radiator, frosted stained glass window, wood flooring,

CLOAKROOM

comprising of a low level wc, wash hand basin with tiled splash back, wood floor, wall mounted gas fired boiler, extractor fan

LIVING/DINING/KITCHEN AREA

37'8 x 17'3 max (11.48m x 5.26m max)

LOUNGE

solid oak floor, coving two radiators, shelving and cupboards fitted into the recesses, upvc double glazed bay window, square arch to

KITCHEN/DINING AREA

fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC DOUBLE OVEN, INTEGRATED DISH WASHER, WASHING MACHINE AND TUMBLE DRYER, space for an American style fridge freezer, ample space for a table, double and single upvc double glazed doors to the garden, dual aspect upvc double glazed windows, inset down lighters, laminate flooring

FIRST FLOOR LANDING

upvc double glazed window, stairs to the second floor, doors to

BEDROOM TWO

12' x 9'6 (3.66m x 2.90m)

laminate flooring, radiator, upvc double glazed window

BEDROOM THREE

12'2 x 10'3 (3.71m x 3.139m)

two radiators, built in cupboards, upvc double glazed window

BEDROOM FOUR

9'5 x 8'2 (2.87m x 2.49m)

laminate flooring, radiator, upvc double glazed window

FAMILY BATHROOM

a white suite comprising of a panelled bath/shower with overhead shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, laminate flooring, tiled walls, inset down lighters, frosted upvc double glazed window

SECOND FLOOR

MASTER BEDROOM

17' x 9' (5.18m x 2.74m)

radiator, engineered oak flooring, inset down lighters, three upvc double glazed windows

ENSUITE

comprising of a walk in shower with drying area and glass screen, large contemporary wash hand basin with drawers under, wc with a concealed cistern, vanity shelf, ladder style heated towel rail, tiled walls, tiled floor with under floor heating, inset down lighters, Velux window

REAR GARDEN

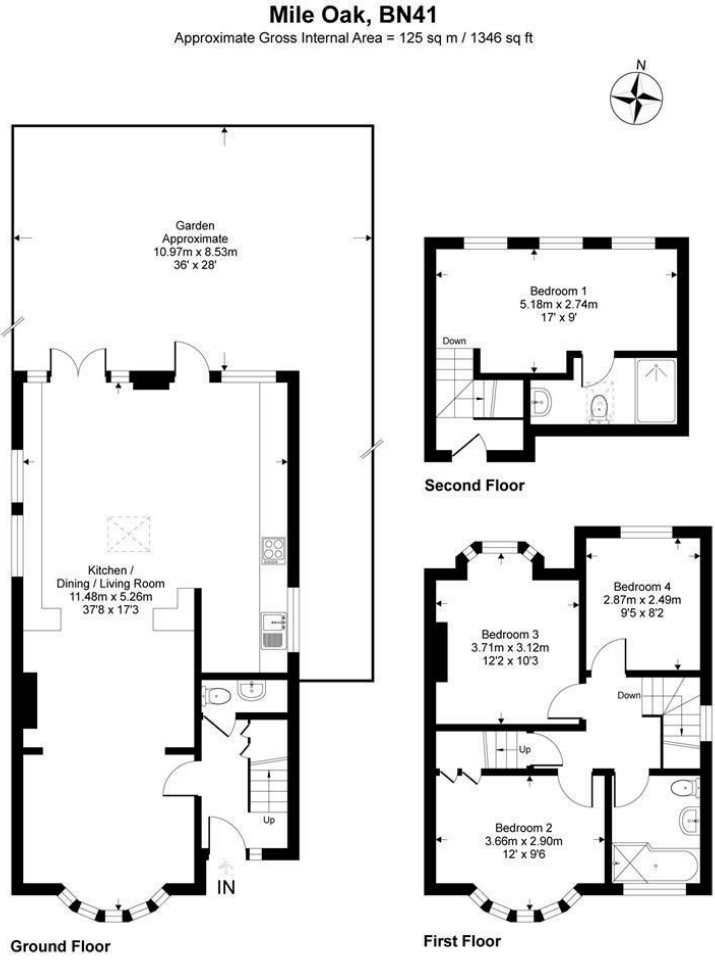
paved patio to the front and side of the property, area of lawn, well stocked flower and shrub beds, side gate, fenced on all sides

PRIVATE DRIVE

providing off road parking for three vehicles

THE LOCATION

in a popular road within 1/4 mile of Portslade Village Centre 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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