

**Rowan Close, Portslade, BN41 2PT
Offers In Excess Of £425,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- Super Semi Detached
- Three Bedrooms
- 17 ft X 12 ft Re fitted Kitchen/Dining Room
- Lounge
- Re Fitted Bathroom
- West Facing Garden
- Garage & Drive
- Refurbished Throughout

A super SEMI DETACHED home that has been EXTENSIVELY REFURBISHED and offered in EXCELLENT ORDER throughout. THREE BEDROOMS, Lounge, 17 FT X 12 FT RE FITTED KITCHEN/DINING ROOM, RE FITTED COMTEMPORARY BATHROOM, front and rear gardens, GARAGE & PRIVATE DRIVE. Improvements include replacement flooring throughout, newly fitted gas combination boiler with new radiators throughout. The property was re wired in 2025 with certificates available, as well as the newly fitted kitchen with appliances and new bathroom. The property also benefits from cavity wall insulation with additional insulation under the windows.

ENTRANCE HALL

via a frosted upvc double glazed composite door, stairs to the first floor, cupboard with space and plumbing for the washing machine, under stairs storage cupboards, inset downlighters, doors to

LOUNGE

12' x 10'4 (3.66m x 3.15m)
contemporary inset electric fire with flame - effect and colour change, oak mantel over, luxury vinyl floor tiling, oak shelving fitted into the recess, inset downlighters, upvc double glazed window with made to measure blinds

RE FITTED KITCHEN/DINING ROOM

17' x 12' (5.18m x 3.66m)
fitted with new matching white gloss handle-less units and comprising of a 1 1/2 bowl inset sink unit, adjacent QUARTZ working surfaces, base and eye level units, BREAKFAST BAR, INSET INDUCTION HOB, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, EXTRACTOR HOOD OVER, INTEGRATED DISHWASHER, space for fridge freezer, under unit LED lighting, inset downlighters, luxury vinyl floor tiling, upvc double glazed window

DINING AREA

ample space for a table, radiator, inset downlighters, luxury vinyl floor tiling, BI-FOLD doors to the garden

FIRST FLOOR LANDING

access to the loft, which houses the newly installed gas combination boiler, doors to

BEDROOM ONE

12' x 10'4 (3.66m x 3.15m)
radiator, newly laid carpet, inset downlighters, upvc double glazed window with made to measure blinds

BEDROOM TWO

10'3 x 9'1 (3.12m x 2.77m)
newly fitted carpet, a range of fitted wardrobes with five doors (one mirrored), radiator, inset downlighters, upvc double glazed window

BEDROOM THREE

12' x 10'3 max (3.66m x 3.12m max)
radiator, newly laid carpet, upvc double glazed window

RE FITTED BATHROOM

A contemporary white suite comprising of a larger bath/shower with a mixer tap and separate overhead shower, wash hand basin set in a vanity unit with four drawers under, low level wc, ladder style heated towel rail, part tiled, luxury vinyl floor tiles, inset downlighters, frosted upvc double glazed windows

FRONT GARDEN

mainly laid with pebbles, flower and shrub beds, low brick wall border

WEST FACING REAR GARDEN

paved patio adjacent to the house, area of lawn, garden shed, side access

SIDE GARDEN

this can easily be incorporated in the main garden if desired.

PRIVATE DRIVE

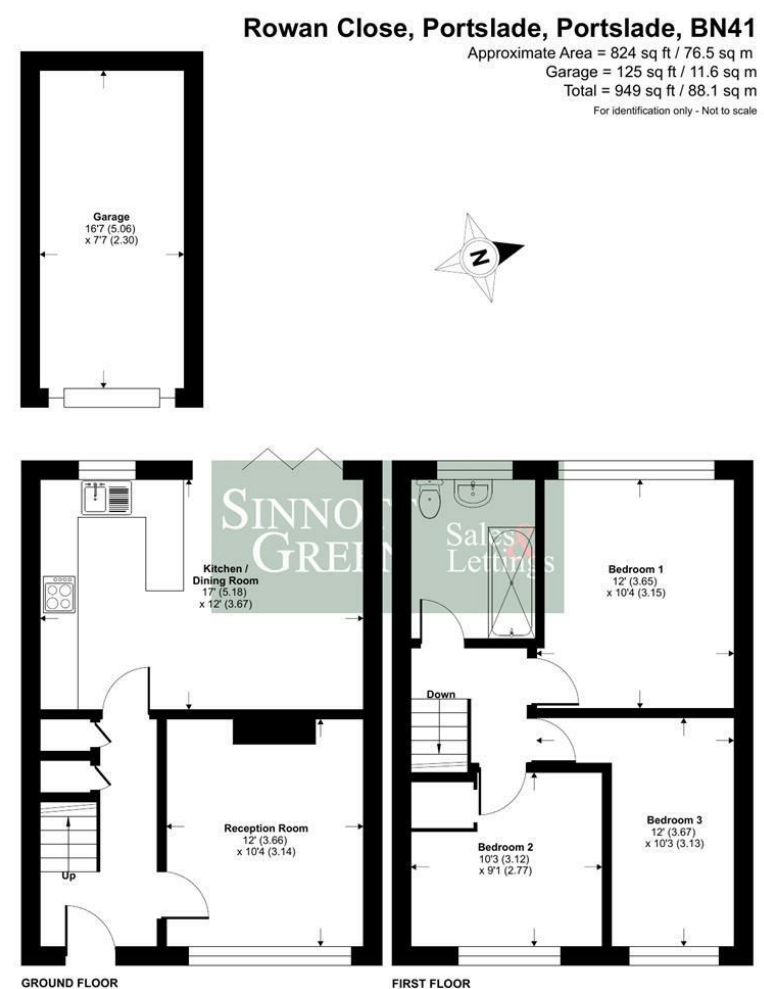
providing additional parking and leading to

GARAGE

16'7 x 7'7 (5.05m x 2.31m)
at the rear of the property, up and over door, new roof , adjacent to the garden, there is electric in the garage.

THE LOCATION

in sought after cul de sac approximately 1/4 mile Portslade Town 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sinnott Green. REF: 1429651. © nichicom 2025.