

Truleigh Drive, Portslade, East Sussex BN41 2YQ
Guide Price £350,000 Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



- **Extended Semi**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Fitted Kitchen with Appliances**
- **Private Drive**
- **Popular Location**
- **Chain Free**

This EXTENDED SEMI detached house is located in a popular road, close to local schools and amenities. THREE BEDROOMS, 15 FT LOUNGE, fitted kitchen with appliances, 14 FT DINING ROOM, bathroom, separate wc, gas central heating, upvc double glazing, Garden, PRIVATE DRIVE, CHAIN FREE

ENTRANCE HALL

via a frosted upvc double glazed front door, stairs to the first floor, radiator, tiled floor, coving,

LOUNGE

15'9 x 11'6 (4.80m x 3.51m)

oak flooring, radiator, shelving fitted into recess and further fitted shelving, bench seat with storage under, fitted into the bay, dual aspect upvc double glazed windows

KITCHEN

10'6 x 10' (3.20m x 3.05m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB WITH A CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN AND GRILL, space and plumbing for a washing machine and dishwasher, space for tumble dryer, space for fridge freezer, walk in cupboard, radiator, tiled floor, wall mounted gas combination boiler

DINING ROOM

14'4 x 8'8 (4.37m x 2.64m)

oak flooring, radiator, triple aspect upvc double glazed side door, upvc double glazed double doors to the garden and a skylight,

BATHROOM

comprising of a panelled bath/shower with mixer tap and shower attachment and curved glass shower screen, pedestal wash hand basin, ladder style heated towel rail, tiled floor, tiled walls, inset downlighters, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, wash hand basin with cupboard under, part tiled walls, frosted upvc double glazed window

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

15'8 x 10'2 (4.78m x 3.10m)

walk-in double wardrobe, eaves cupboard, laminate flooring, radiator, upvc double glazed window with views towards the downs

BEDROOM TWO

10'6 x 8 (3.20m x 2.44m)

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

BEDROOM THREE

7'10 x 7'5 (2.39m x 2.26m)

radiator, coving, upvc double glazed window

REAR GARDEN

tiered, paved patio, three-sided bench seats, steps up to a decking, garden shed, side gate, outside tap

PRIVATE DRIVE

block paved, at the front of the property

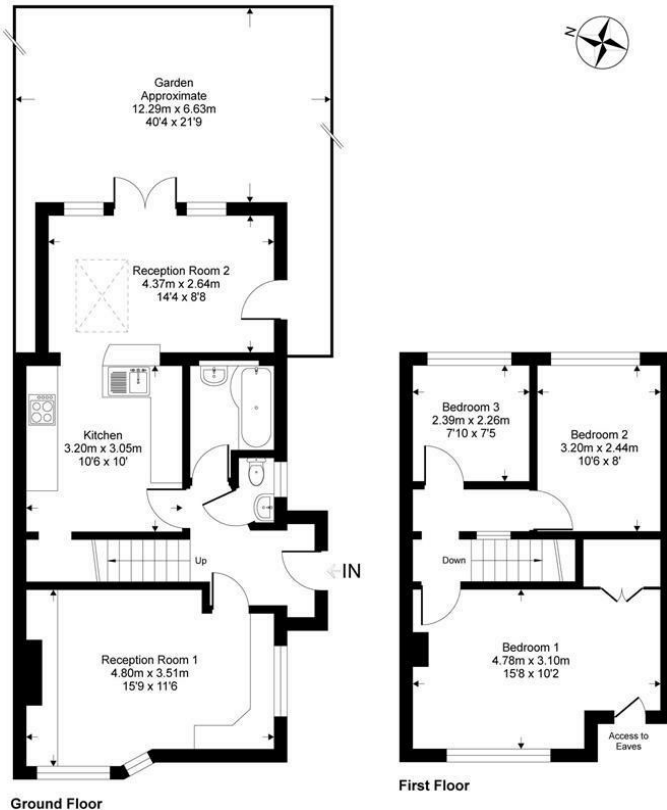
THE LOCATION

this is a popular location, being within easy reach of local shops, amenities and Schools 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

Council Tax Band C



Truleigh Drive, BN41
Approximate Gross Internal Area = 85 sq m / 911 sq ft



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 mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green