

**Truleigh Drive, Portslade, BN41 2YQ**  
**£385,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- Extended Semi
- Three Bedrooms
- Lounge
- Conservatory/Dining Room
- Fitted Kitchen
- Corner Plot Gardens
- Garage and Private Drive

This excellent EXTENDED chalet style house is set on a CORNER PLOT and is beautifully presented throughout. THREE BEDROOMS, lounge, kitchen, dining room/conservatory, modern bathroom, corner plot gardens, GARAGE & PRIVATE DRIVE, upvc double glazing, gas central heating

**ENTRANCE HALL**

via a frosted upvc double glazed front door, frosted upvc double glazed window, solid oak flooring, stairs to the first floor, storage cupboard housing a 'Worcester' modern gas combination boiler,

**LOUNGE**

15'8 x 12'2 (4.78m x 3.71m)

feature open fire place with cast iron inset and a wood surround, two radiators, solid oak flooring, dual aspect upvc double glazed bay window and upvc double glazed window

**KITCHEN**

10'9 x 9'10 (3.28m x 3.00m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, space for a range cooker with a fitted extractor hood over, space for an American style fridge freezer, space and plumbing for a dishwasher, further walk- in storage cupboard solid oak flooring, open to

**CONSERVATORY/DINING ROOM**

12'5 x 9'4 (3.78m x 2.84m)

upvc double glazed doors and windows, glass roof, solid oak flooring,

**BATHROOM**

a modern white suite comprising of a panelled bath a separate overhead electric shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, tiled floor, electric extractor fan

**FIRST FLOOR LANDING**

loft access, doors to

**BEDROOM ONE**

15'8 x 10'1 (4.78m x 3.07m)

walk in double wardrobe, radiator, dimmer switch, solid oak flooring, upvc double glazed window with great views over the Downs

**BEDROOM TWO**

10'11 x 8'2 (3.33m x 2.49m)

radiator, laminate flooring, dado rail, upvc double glazed window

**BEDROOM THREE**

7'10 x 7'3 (2.39m x 2.21m)

radiator, laminate flooring, upvc double glazed window

**CORNER PLOT REAR GARDEN**

a neat paved patio to the side of the property, garden shed housing the washing machine and tumble dryer, outside tap, side gate. At the rear is a low maintenance tiered garden with paving and slate

**FRONT GARDEN**

raised flower and shrub beds, paved area

**PRIVATE DRIVE**

providing off road parking for two vehicles, one space at the front and one on the driveway leading to

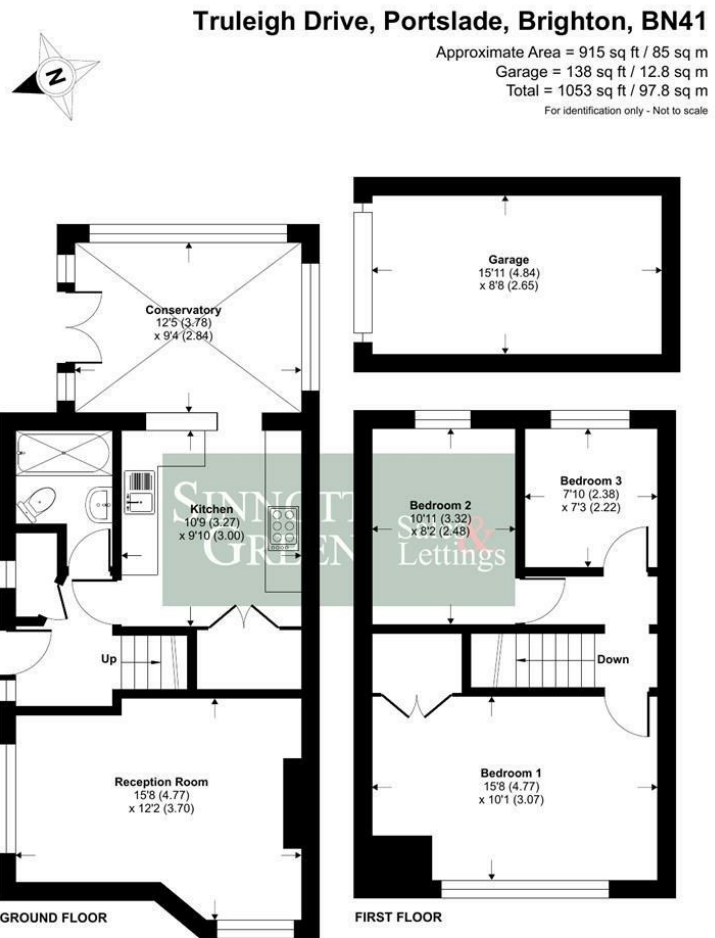
**GARAGE**

15'11 x 8'8 (4.85m x 2.64m)

at the side of the property, up and over door,

**THE LOCATION**

in a popular location, within easy reach of local schools and with shops amenities in nearby Graham Avenue 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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