



Hillcroft, Portslade, BN41 2QD
Offers In The Region Of £200,000 Freehold



- Freehold House
- Double Bedroom
- Lounge
- Kitchen & Bathroom
- Needs Comprehensive Updating
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A one bedroom semi detached house located in a quiet cul offered for sale CHAIN FREE. The property has great potential and requires comprehensive refurbishment. Features include DOUBLE BEDROOM, kitchen, lounge, bathroom, gas central heating, double glazing, PRIVATE GARDEN and residents off road parking

ENTRANCE HALL

via upvc double glazed front door, stairs to the first floor, radiator, meter cupboard, frosted double glazed window, doors to

LOUNGE

11'4 x 10'5 (3.45m x 3.18m)

under stairs storage cupboard, coving, sliding upvc patio doors

KITCHEN

7'3 x 5'10 (2.21m x 1.78m)

comprising of a sink unit, adjacent working surfaces, base and eye level units, space for cooker, washing machine and fridge freezer, upvc double glazed window

FIRST FLOOR LANDING

walk in storage cupboard, loft access, doors to

BEDROOM

11'5 x 8'9 (3.48m x 2.67m)

built in cupboard housing gas fired boiler and linen shelves, radiator, cable tv point, built in wardrobe, upvc double glazed window

BATHROOM

comprising of a panelled bath with a separate overhead electric shower, pedestal wash hand basin, low level wc, radiator, part tiled walls, frosted upvc double glazed window

PRIVATE GARDEN

overgrown, requires attention

RESIDENTS PARKING

adjacent to the property

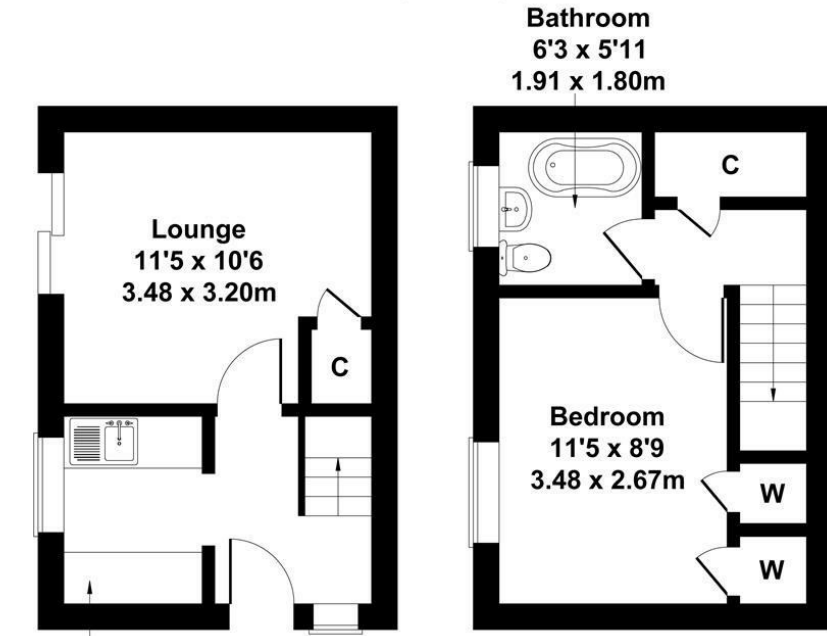
THE LOCATION

in a quiet cul de sac apprx 1/2 mile from 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



Hillcroft, Portslade

Approximate Gross Internal Area
435 sq ft - 40 sq m



GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.