

Chalky Road, Portslade, East Sussex BN41 2WF
£325,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



- Three Bedrooms
- Lounge
- Kitchen
- Bathroom
- Front & Rear Gardens
- Garage
- Needs Updating
- Chain Free

This END TERRACE chalet style home is very well located for schools, local shops and amenities. THREE BEDROOMS, Lounge, Kitchen, Bathroom, separate wc, 18ft GARAGE, needs updating throughout, GARDENS, chain free

ENTRANCE HALL

radiator, stairs to the first floor, frosted double glazed front door, frosted double glazed window

LOUNGE

15'3 x 11'4 (4.65m x 3.45m)
radiator, double glazed bay window

KITCHEN

10'6 x 9'7 (3.20m x 2.92m)
comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING INDUCTION HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, INTEGRATED FRIDGE FREEZER, space and plumbing for washing machine, cupboard housing gas fired boiler, walk in storage cupboard, radiator, double glazed window, double glazed door to the garden

BATHROOM

comprising of a panelled bath, wash hand basin, part tiled walls, radiator, frosted double glazed window

SEPARATE WC

comprising of a low level wc, radiator, frosted double glazed window

FIRST FLOOR LANDING

loft access,

BEDROOM ONE

15'4 x 9'8 (4.67m x 2.95m)
walk in double airing cupboard with factory lagged tank, linen shelves and further storage space, radiator, double glazed widow

BEDROOM TWO

10'8 x 7'9 (3.25m x 2.36m)
radiator, secondary glazed window, door to

BEDROOM THREE

10'7 x 7'1 (3.23m x 2.16m)
radiator, secondary glazed window

FRONT GARDEN

mainly laid to lawn, screened by mature hedgerow

REAR GARDEN

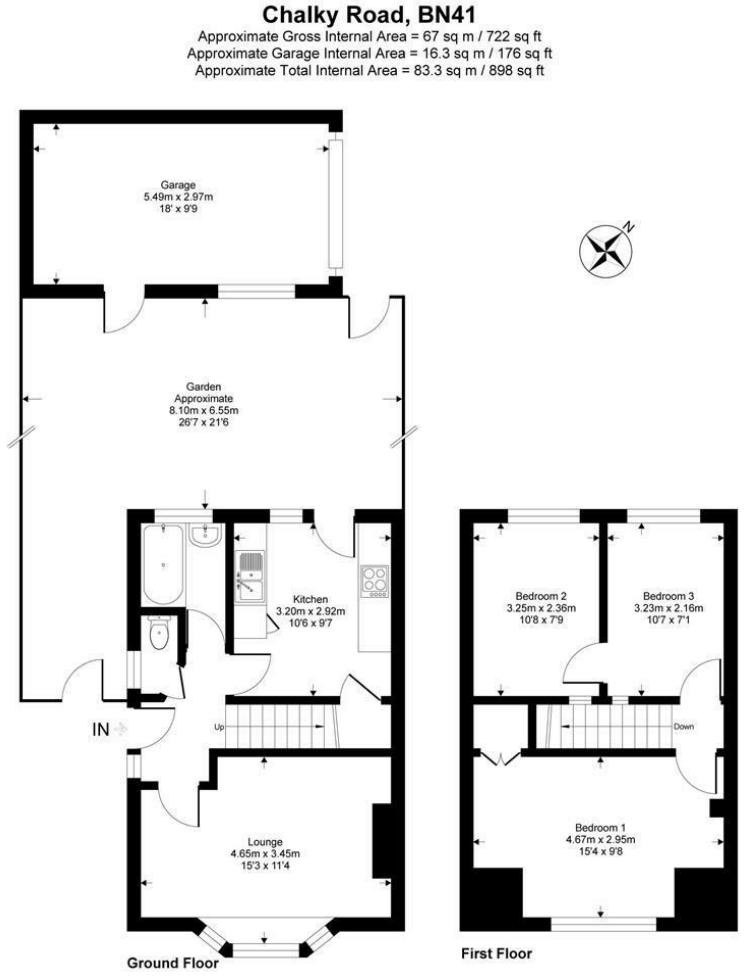
patio area adjacent to house, area of overgrown lawn, screened by mature hedgerow, side access

GARAGE

18' x 9'9 (5.49m x 2.97m)
up and over door, window, door to the garden, access via a service road

THE LOCATION

A great location, being very convenient for Portslade Academy and sports centre, also schools and shops 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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