



**North Road, Portslade, Sussex BN41 2HD**  
**£325,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Front & Rear Gardens
- Chain Free
- Some updating Required

A terraced house located in a popular road close to Portslade Village Centre. THREE BEDROOMS, lounge, 13 ft 10 KITCHEN/DINING ROOM, bathroom, upvc double glazed, gas central heating, front & rear garden, CHAIN FREE, a little dated, but perfect for someone who wants to move in and update to suit.

**ENTRANCE HALL**

via a frosted upvc double glazed front door, telephone point, laminate flooring, stairs to the first floor, door to

**LOUNGE**

13'7 x 10'7 (4.14m x 3.23m)

stone built feature fire place with an inset electric fire, radiator, coving, upvc double glazed window, door to

**KITCHEN/DINING ROOM**

13'10 x 8'9 (4.22m x 2.67m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surround, base and eye level units, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, space for fridge freezer, space and plumbing for washing machine, space for table, wall mounted gas fired boiler, further built in cupboard housing meter, coving, upvc double glazed windows and a frosted upvc double glazed door to the garden

**FIRST FLOOR LANDING**

loft access, doors to

**BEDROOM ONE**

11'9 x 11'5 (3.58m x 3.48m)

fitted wardrobe with hanging space and shelving, four louvre doors and cupboards over, built in airing cupboard housing lagged tank and linen shelves, radiator, coving, upvc double glazed window,

**BEDROOM TWO**

10'6 x 7'6 (3.20m x 2.29m)

radiator, coving, upvc double glazed window

**BEDROOM THREE**

8'2 x 6' (2.49m x 1.83m)

radiator, coving, upvc double glazed window

**SHOWER ROOM**

comprising of a corner shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, laminate flooring, coving, frosted upvc double glazed window

**REAR GARDEN**

paved patio adjacent to the house, mainly paved, with flower and shrub beds, garden shed, side access

**FRONT GARDEN**

mainly laid to lawn, flower and shrub beds. NB there is great potential for off road parking at the front and/or the possibility of a garage at the rear, via a service road

**THE LOCATION**

in a popular road that is close to 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

Council Tax Band C



North Road, BN41  
Approximate Gross Internal Area = 63 sq m / 674 sq ft



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