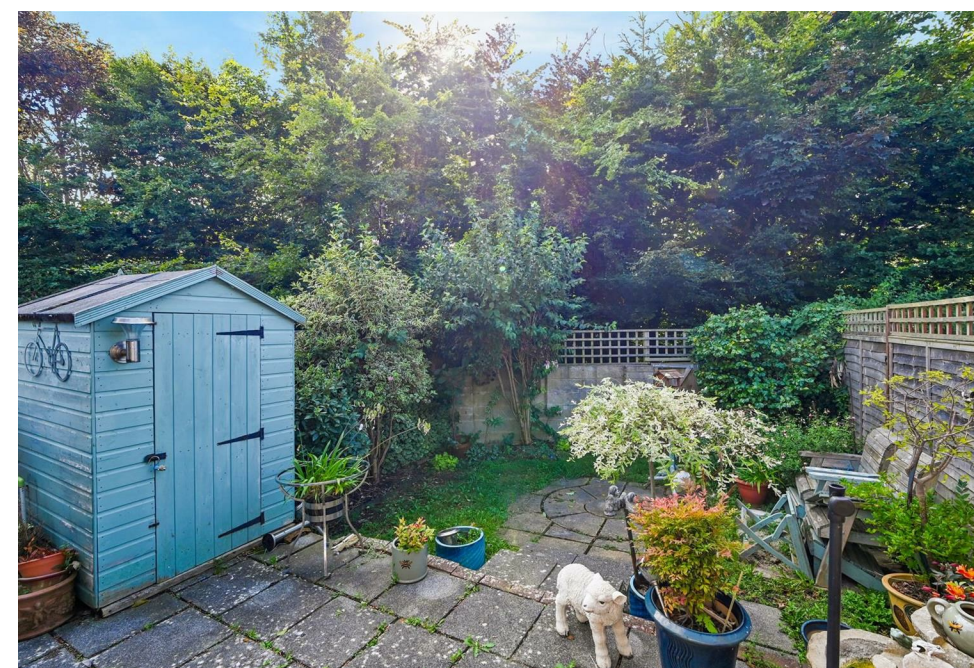


Rowan Close, Portslade, East Sussex BN41 2PT
£325,000 Freehold



- Extended Semi
- Two Double Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom
- West Facing Rear Garden
- Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This spacious EXTENDED SEMI DETACHED HOUSE is located in a quiet cul de sac close to Portslade Village Centre. 2 DOUBLE BEDROOMS fitted kitchen, TWO RECEPTION ROOMS, bathroom, front & rear gardens, GARAGE, upvc double glazing, gas central heating, Great potential to improve.

ENCLOSED PORCH

upvc double glazed windows and door, front door to

ENTRANCE HALL

radiator, laminate flooring, dado rail, coving, stairs to the first floor

KITCHEN

11'8 x 8'2 (3.56m x 2.49m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space and plumbing for washing machine and dish washer, space for fridge freezer and tumble dryer, laminate flooring, upvc double glazed window

LOUNGE/DINING ROOM

24'8 x 14'8 (7.52m x 4.47m)

ornamental fireplace with an inset electric fire, radiator, coving, dado rail, upvc double glazed windows and upvc double glazed double doors to the garden

DINING AREA

ample space for a table, radiator, coving, dado rail, under stairs storage cupboard, two frosted upvc double glazed windows,

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

14'8 x 9'10 (4.47m x 3.00m)

two radiators, coving, two upvc double glazed windows, NB: THIS WAS FORMERLEY TWO SEPARATE BEDROOMS AND COULD BE CHANGED BACK IF DESIRED.

BEDROOM TWO

11'2 x 8'2 (3.40m x 2.49m)

radiator, full width fitted wardrobes with five doors and cupboards over, two wall lights, upvc double glazed window

BATHROOM

a white suite comprising of a panelled bath with a separate overhead shower and folding shower screen, wash hand basin with cupboard under, low level wc, ladder style heated towel rail, tiled walls, coving, frosted upvc double glazed window

WEST FACING REAR GARDEN

paved patio adjacent to the house, area of lawn, flower and shrub beds, side access, rear gate to bridle way with access to the downs, fenced on both sides and walled at the rear

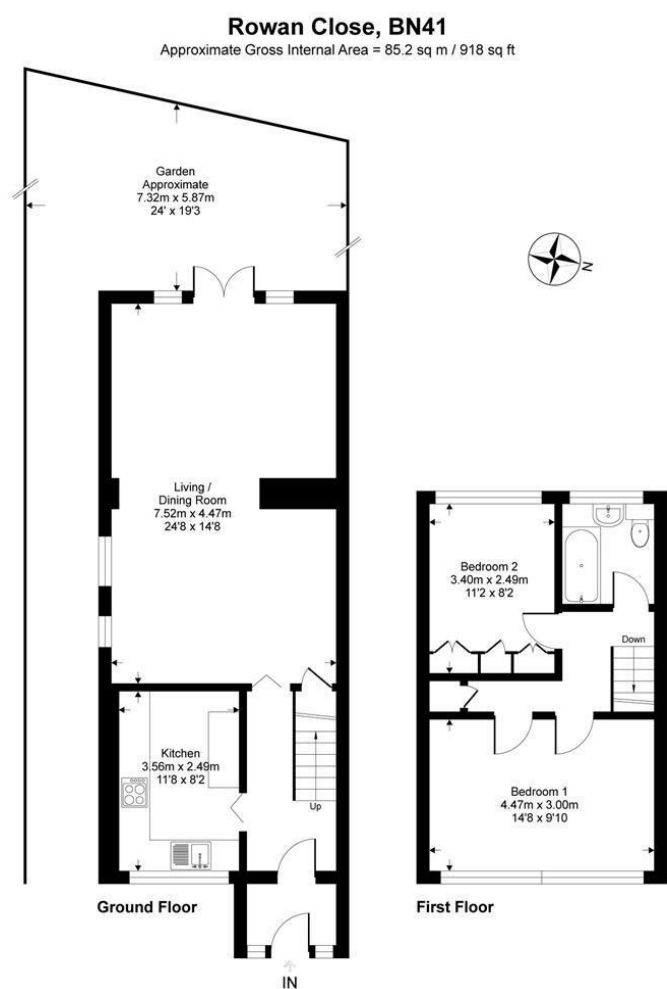
FRONT GARDEN

mainly laid to lawn, flower and shrub beds

THE LOCATION

in a quiet cul de sac, close to Portslade Village Centre and the Downs 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



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