

Anvil Close, Portslade, East Sussex BN41 2HT
£475,000 Freehold



- Detached Family Home
- Four Double Bedrooms
- En Suite Shower/WC
- Family Bathroom
- Lounge/Dining Room
- Kitchen With Sep Utility Room
- Ground Floor WC
- Conservatory
- Garage & Private Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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 modern style detached family home located In a sought after cul de sac, close to local schools, bus routes and local shops at Mill Parade. Internally the property enjoys spacious rooms, including four double bedrooms, large open plan living/dining room, useful utility room and en suite to master bedroom. Additional features Include, ground floor WC, upvc conservatory, secluded west aspect garden, private drive & garage. CHAIN FREE

Entrance Porch

Approached via double glazed front door, adjacent multi pane windows, Internal door to:

Entrance Hall

Staircase to first floor, security alarm terminal, radiator, doors to:

Ground Floor WC

Double glazed window with patterned glass, low level WC, radiator, wall mounted wash hand basin.

Kitchen

Double glazed window, radiator, deep walk in store cupboard. fitted wall and base units with matching drawers, ample working surfaces with inset stainless sink unit, part tiled walls, space & plumbing for slim line dishwasher, space for gas cooker, door to:

Utility Room

Double glazed door to conservatory, wall mounted Potterton gas boiler with adjacent timer and controls, radiator, space and plumbing for washing machine, work surfaces with inset stainless steel sink unit and cupboard below.

Conservatory

Upvc double glazed units, equipped with power & light, double glazed door to rear garden

Lounge/Dining Room

A large open plan double aspect room, double glazed window, two radiators, central heating thermostat, sliding double glazed patio door to rear garden

First Floor Landing

Double glazed window with patterned glass, access to roof space via loft hatch, airing cupboard with slatted shelving housing hot water cylinder, door to:

Bedroom One

Two double glazed windows, radiator, built In double wardrobe, door to:

En Suite Shower/WC

Double glazed window with patterned glass, radiator, part tiled walls, pedestal wash hand basin, low level WC, tiled shower enclosure with thermostatic mixer shower unit.

Bedroom Two

Double glazed window, radiator, built in wardrobe cupboard.

Bedroom Three

Double glazed window over looking rear garden, built In wardrobe cupboard.

Bedroom Four

Double glazed window over looking rear garden, radiator.

Family Bathroom

Double glazed window, radiator, part tiled walls, low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment.

Front Garden

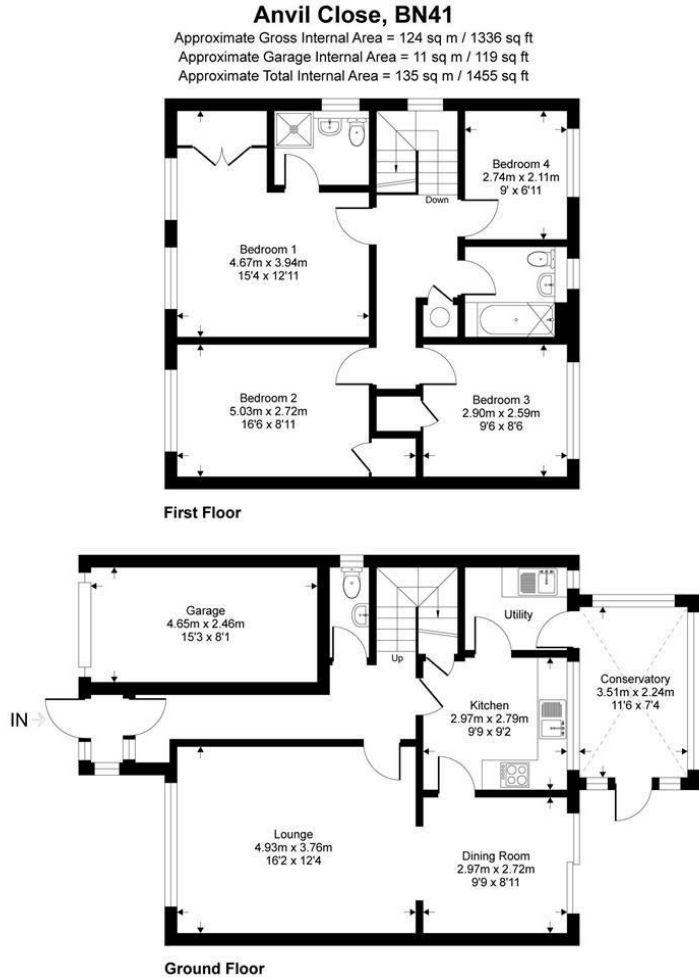
Low maintenance mainly paved bordered by flower beds.

Garage & Driveway

Approached via private drive, metal frame up and over door, equipped with power & light.

Rear Garden

Sunny westerly aspect, secluded and well stocked with shrubs and tress, bordered by shaped flower beds, small paved patio area, enclosed by fencing, gated side access.



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