



Heathfield Drive, Portslade, Sussex BN41 2YT
£350,000 Freehold



- Semi Detached Family Home
- Three Bedrooms
- Well Presented
- Re-Fitted Kitchen/Dining
- Family Bathroom
- Sep WC
- Garage
- South Aspect Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A well presented semi detached family home located in a quiet residential crescent within the popular Mile Oak area of Portslade within a short stroll of local shops, schools and bus routes at Graham Avenue. Features include, three bedrooms, re-fitted kitchen with adjacent open dining space, separate lounge, replacement upvc double glazing & gas central heating. Additional features include garage and south aspect rear garden.

Entrance Hall

Approached by replacement composite double glazed front door, LVT flooring, radiator, telephone point, staircase to first floor.

Living Room

Double aspect replacement upvc double glazed windows, cast iron wood burner, radiator.

Sep WC

Double glazed window with patterned glass, tiled flooring, bathroom cabinet, low-level WC

Family Bathroom

Double glazed window with patterned glass, fully tiled walls and flooring, pedestal wash hand basin, panelled enclosed bath, electric shower unit.

Re-Fitted Kitchen

Re-fitted wall and base units with matching drawers, wood effect effect working surfaces with inset non scratch composite sink unit, integral dishwasher & fridge freezer, space & plumbing for washing machine, built in 4 four ring induction hob with panel splash back, matching electric fan assisted oven, canopied extractor fan, vinyl flooring, under stairs storage cupboard housing meters, open walk through to:

Dining Area

Upvc double aspect double glazed windows over looking rear garden, space for dining table, LVT flooring, under floor heating with digital controls & timer, double glazed door to rear garden.

First Floor Landing

Access to roof space via loft hatch, doors to:

Bedroom One

Replacement upvc double glazed window, radiator, double storage cupboard with slatted shelving housing Worcester gas boiler.

Bedroom Two

Replacement upvc double glazed window over looking rear garden, radiator.

Bedroom Three

Replacement upvc double glazed window over looking rear garden, radiator, fitted book shelves.

Front Garden

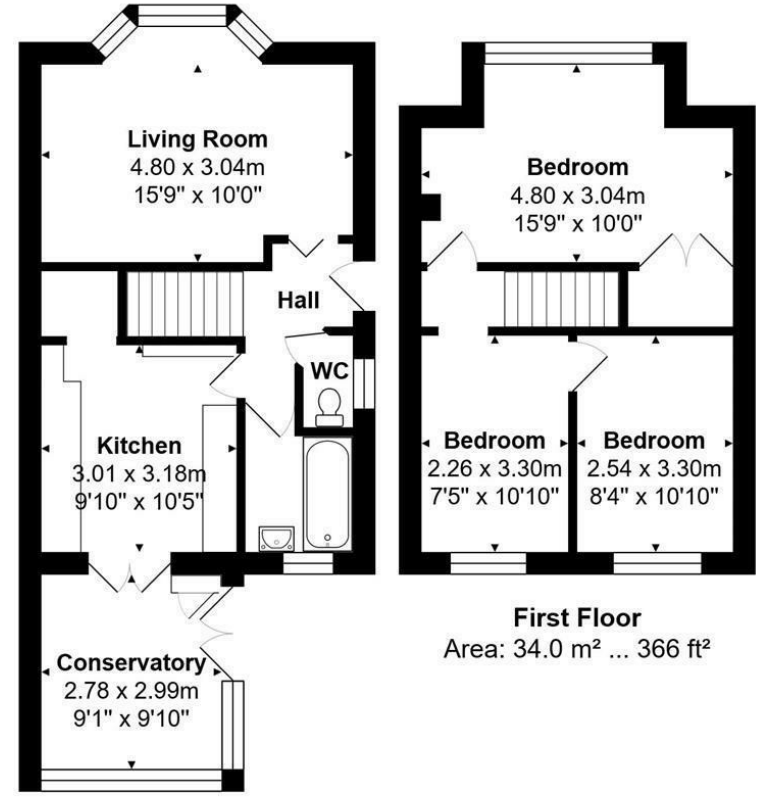
Low maintenance design, stone paved, bordered by low-level brick retaining wall.

Rear Garden

South aspect, mainly laid to lawn, enclosed by timber panel fencing, side access.

Garage

Requires refurbishment, approached via shared drive, wooden double doors.



Ground Floor
 Area: 46.4 m² ... 499 ft²
First Floor
 Area: 34.0 m² ... 366 ft²
Total Area: 80.4 m² ... 865 ft²