



**North Road, Portslade, East Sussex BN41 2HA**  
**Offers In Excess Of £400,000 Freehold**



- Extended Family Home
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Contemporary Shower Room
- Well Kept Gardens
- Private Drive
- Great Location

This EXTENDED family home offers SPACIOUS ACCOMMODATION and a great location near Portslade Village Centre. THREE BEDROOMS, 17 ft lounge, 18 FT x 17 FT FEATURE KITCHEN/ DINING ROOM with appliances, contemporary shower room, well maintained garden, PRIVATE DRIVE FOR TWO VEHICLES

#### ENCLOSED PORCH

via a frosted upvc double glazed door, upvc double glazed windows, further upvc double glazed front door to

#### ENTRANCE HALL

stairs to the first floor, radiator, two frosted upvc double glazed windows, picture rail, 'Hive' smart thermostat control, luxury vinyl tiled flooring, doors to

#### LOUNGE

17'9 x 10'11 (5.41m x 3.33m)

feature ornamental cast iron fire place with wood surround, picture rail, radiator, coving, upvc double glazed bay window

#### FEATURE KITCHEN/DINING ROOM

18'10 x 17'2 (5.74m x 5.23m)

The hub of the house! very spacious and fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, a great range of base and eye level units, adjacent working surfaces, FITTED RANGE COOKER WITH EXTRACTOR HOOD OVER, INTEGRATED DISH WASHER AND WASHING MACHINE, INTEGRATED TUMBLE DRYER, FITTED AMERICAN STYLE FRIDGE FREEZER, ample space for a table, space for a sofa, tv aerial point, inset downlighters, dimmer switch, luxury vinyl flooring, upvc double glazed window, skylight, upvc double glazed double doors to the garden

#### FIRST FLOOR LANDING

picture rail, loft access, shelved cupboard, doors to

#### BEDROOM ONE

12'9 x 11'6 (3.89m x 3.51m)

radiator, upvc double glazed window with made to measure blinds

#### BEDROOM TWO

10'11 x 10'6 (3.33m x 3.20m)

full width fitted wardrobes with five doors and cupboards over, radiator, picture rail, upvc double glazed window with made to measure blinds

#### BEDROOM THREE

7'5 x 6'6 (2.26m x 1.98m)

radiator, picture rail, upvc double glazed window with made to measure blinds

#### SHOWER ROOM

a contemporary white suite comprising of a large walk in shower with drying area, wash hand basin with drawer under, low level wc, ladder style heated towel rail, luxury vinyl flooring, tiled walls, inset downlighters, frosted upvc double glazed window

#### REAR GARDEN

paved patio adjacent to the property, area of neat lawn, flower and shrub beds, large garden shed, rear access gate

#### PRIVATE DRIVE

at the front of the property, block paved with convenient side by side parking for two vehicles

#### THE LOCATION

in a popular road 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



North Road, Portslade, Brighton, BN41

Approximate Area = 1032 sq ft / 95.8 sq m  
For identification only - Not to scale

