



**Rowan Close, Portslade, BN41 2PT**  
**£450,000 Freehold**



- Super Semi Detached
- Three Bedrooms
- 17 ft X 12 ft Re fitted Kitchen/Dining Room
- Lounge
- Re Fitted Bathroom
- West Facing Garden
- Garage & Drive
- Refurbished Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

A super SEMI DETACHED home that has been EXTENSIVELY REFURBISHED and offered in EXCELLENT ORDER throughout. THREE BEDROOMS, Lounge, 17 FT X 12 FT RE FITTED KITCHEN/DINING ROOM, RE FITTED COMTEMPORARY BATHROOM, front and rear gardens, GARAGE & PRIVATE DRIVE. Improvements include replacement flooring throughout, newly fitted gas combination boiler with new radiators throughout. The property was re wired in 2025 with certificates available, as well as the newly fitted kitchen with appliances and new bathroom. The property also benefits from cavity wall insulation with additional insulation under the windows.

**ENTRANCE HALL**

via a frosted upvc double glazed composite door, stairs to the first floor, cupboard with space and plumbing for the washing machine, under stairs storage cupboards, inset downlighters, doors to

**LOUNGE**

12' x 10'4 (3.66m x 3.15m)  
contemporary inset electric fire with flame - effect and colour change, oak mantel over, luxury vinyl floor tiling, oak shelving fitted into the recess, inset downlighters, upvc double glazed window with made to measure blinds

**RE FITTED KITCHEN/DINING ROOM**

17' x 12' (5.18m x 3.66m)  
fitted with new matching white gloss handle-less units and comprising of a 1 1/2 bowl inset sink unit, adjacent QUARTZ working surfaces, base and eye level units, BREAKFAST BAR, INSET INDUCTION HOB, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, EXTRACTOR HOOD OVER, INTEGRATED DISHWASHER, space for fridge freezer, under unit LED lighting, inset downlighters, luxury vinyl floor tiling, upvc double glazed window

**DINING AREA**

ample space for a table, radiator, inset downlighters, luxury vinyl floor tiling, BI-FOLD doors to the garden

**FIRST FLOOR LANDING**

access to the loft, which houses the newly installed gas combination boiler, doors to

**BEDROOM ONE**

12' x 10'4 (3.66m x 3.15m)  
radiator, newly laid carpet, inset downlighters, upvc double glazed window with made to measure blinds

**BEDROOM TWO**

10'3 x 9'1 (3.12m x 2.77m)  
newly fitted carpet, a range of fitted wardrobes with five doors (one mirrored), radiator, inset downlighters, upvc double glazed window

**BEDROOM THREE**

12' x 10'3 max (3.66m x 3.12m max)  
radiator, newly laid carpet, upvc double glazed window

**RE FITTED BATHROOM**

A contemporary white suite comprising of a larger bath/shower with a mixer tap and separate overhead shower, wash hand basin set in a vanity unit with four drawers under, low level wc, ladder style heated towel rail, part tiled, luxury vinyl floor tiles, inset downlighters, frosted upvc double glazed windows

**FRONT GARDEN**

mainly laid with pebbles, flower and shrub beds, low brick wall border

**WEST FACING REAR GARDEN**

paved patio adjacent to the house, area of lawn, garden shed, side access

**SIDE GARDEN**

this can easily be incorporated in the main garden if desired.

**PRIVATE DRIVE**

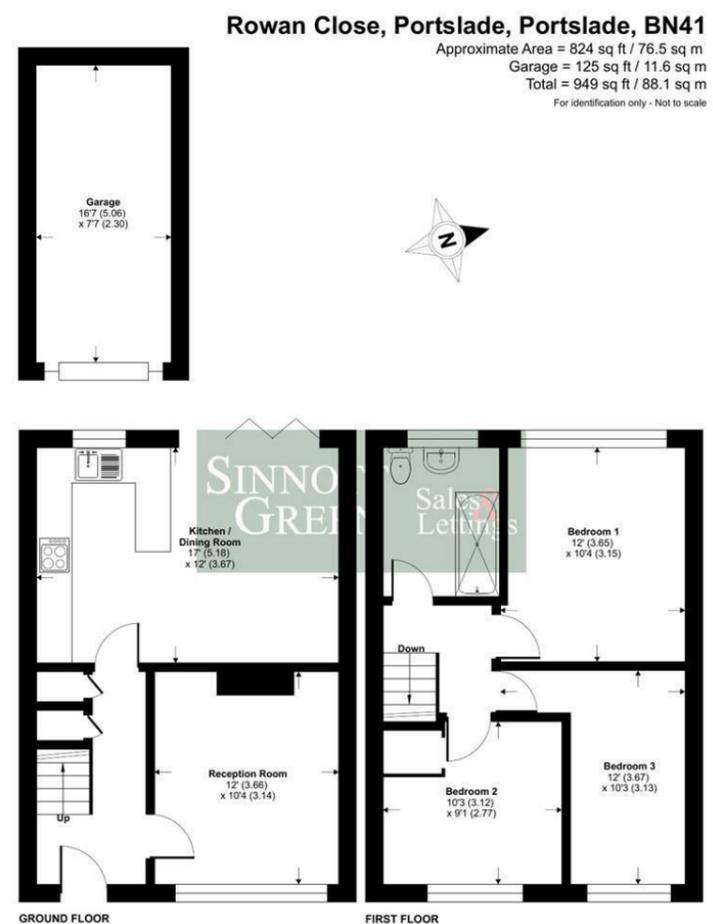
providing additional parking and leading to

**GARAGE**

16'7 x 7'7 (5.05m x 2.31m)  
at the rear of the property, up and over door, new roof , adjacent to the garden, there is electric in the garage.

**THE LOCATION**

in sought after cul de sac approximately 1/4 mile Portslade Town 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sinnott Green. REF: 1429651 © nichicom 2025.