

Locks Crescent, Portslade, East Sussex BN41 2AD
Guide Price £450,000 Freehold

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	



- Large Semi Detached Family Home
- Four Double Bedrooms
- Family Bathroom
- Ground Floor Showerroom/WC
- Separate Dining Space
- Landscaped Rear Garden
- Garden Room/Office
- Modernised Throughout

A large semi detached family home with four double bedrooms and two bathrooms located on the fringes of Portslade Old Village & Easthill Park. Internally the property has been modernised by the current vendors and is well presented throughout complemented by low energy LED lighting, replacement Internal doors, laminate flooring and neutral colour tones. Additional features include landscaped rear garden with garden room/office, useful utility room and separate dining space adjacent to kitchen and living room.

Entrance Hall

Approached via replacement composite front door, laminate flooring, radiator, low energy LED lighting, doors to:

Living Room

Double glazed window, radiator, low energy LED lighting, open entrance to:

Dining Room

Double glazed patio doors opening onto rear terrace & garden, low energy LED lighting, radiator, laminate flooring, door to:

Modern Kitchen

Double glazed window over looking rear garden, low energy LED lighting, laminate flooring, re fitted wall & base units with matching drawers, ample working surfaces with inset sink unit & drainer, integrated dishwasher, fridge freezer and Induction hob with matching double oven and canopied extractor hood, double glazed side door.

Utility Area

Space and plumbing for washing machine & tumble dryer, low energy LED lighting, laminate flooring, fitted wall units and storage cupboards, work surfaces, radiator, window to side, door to

Ground Floor Showerroom/WC

Double glazed window, low energy LED lighting, fully tiled walls & flooring, heated towel rail, low level WC, vanity wash hand basin, tiled shower enclosure with glazed pivot door and thermostatic mixer shower.

First Floor Landing

Access to roof space via loft hatch, low energy LED lighting, built in airing cupboard, radiator, doors to:

Bedroom One

Double glazed window, low energy LED lighting, radiator.

Bedroom Two

Double glazed window, low energy LED lighting, radiator, built in wardrobe cupboard.

Bedroom Three

Double glazed window, low energy LED lighting, radiator.

Bedroom Four

Double glazed window, low energy LED lighting, radiator, built in full width wardrobe range.

Family Bathroom

Two double glazed windows, low energy LED lighting, fully tiled walls and flooring, low level WC, vanity wash hand basin, heated towel rail, panel enclosed bath, tiled shower enclosure with glazed door and thermostatic mixer shower

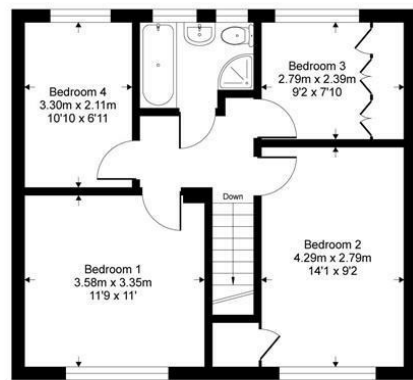
Rear Garden

Landscaped modern low maintenance design, large stone paved terrace with area of artificial grass, enclosed by painted rendered retaining wall & panel fencing, gated side access, timber garden room/office equipped with power & light

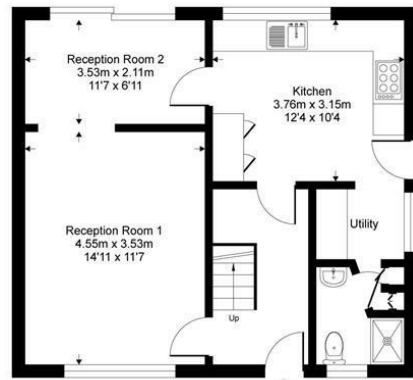
Brighton & Hove City Council Tax Band: C



Locks Crescent, BN41
Approximate Gross Internal Area = 100 sq m / 1078 sq ft



First Floor



Ground Floor

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