



33 Sharphorne Crescent
Portslade, BN41 2DP

Pearson
Keehan



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Offers in excess of £550,000

An impeccably presented three bedroom semi-detached house that enjoys a superb kitchen extension, a beautifully landscaped large garden, off-street parking and garage. This fantastic home, situated in one of Portslade's most favoured locations, is presented to the market with the vendor suited.

Stepping inside, at the front of the house is the lovely living room that enjoys a log-burning stove. Centrally located off the hallway is a WC and to the rear is meticulously designed extended kitchen that provides a spacious area to host and dine with family and friends. Complete with integrated appliances the kitchen has a utility area set-off and provides access out to the garden via contemporary bi-folding doors.

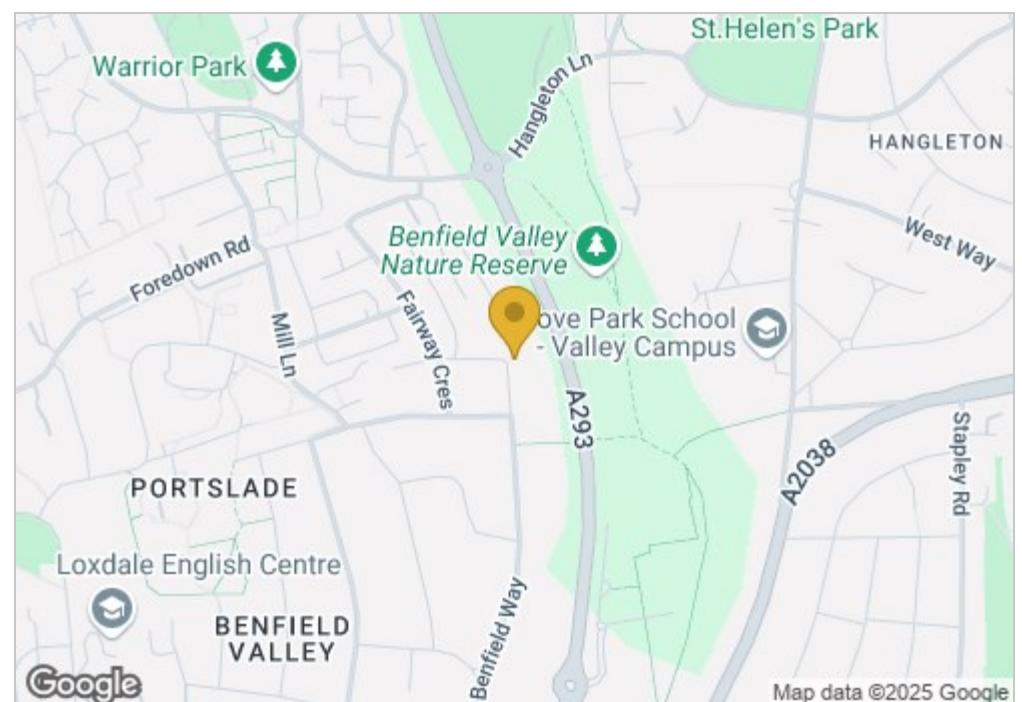
Moving upstairs to the first floor, all three bedrooms can be found along with the modern family bathroom. There is scope to extend into the loft space where similar properties have created a further bedroom with en suite shower room (STNC).

Outside, the rear garden is truly stunning. Generous in size and having beautifully matured over time, steps from the house lead down to a lawned area. Moving further down the garden through an arched hedge, the garden opens up to provide a private and secluded paved area and a dedicated barbecue space. The garden is truly unique and really does offer the 'wow factor'.

Completing outside, there is a modern built garden room that could provide a number of uses including a detached work-from-home space. A garage can be found at the bottom of the driveway and to the front of the property is an off-street parking space.

Sharphorne Crescent is a highly regarded address situated close to a number of popular amenities. Day-to-day essentials can be found just around the corner on Mill Lane and for the larger family shopping, Sainsbury's Superstore is less than 5 minutes away. A number of excellent schools are within close proximity along with several bus routes.

Vendor suited with complete chain above.



Sharphorne Crescent, BN41

Approximate Gross Internal Area = 90.4 sq m / 974 sq ft
Approximate Garage Internal Area = 10.9 sq m / 118 sq ft
Approximate Outbuilding Internal Area = 8.8 sq m / 95 sq ft
Approximate Total Internal Area = 110.1 sq m / 1187 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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