



35 Deacons Drive

Portslade, Brighton, BN41 2FJ

Asking price £475,000

Freehold Council Tax Band

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James & James Estate Agents are delighted to bring to the market this well extended and immaculately presented family home positioned in a popular Portslade residential location.

Close to all amenities including shops, schools for all age groups and bus services into Brighton & Hove city centres. Boundary Road with its range of 'High Street' shops, cafes, restaurants and mainline railway station is approximately 3/4 of a mile in distance. The Hangleton Link Road is close by providing direct access into the Brighton by pass, which in turn leads onto the A23/M23 to Gatwick and London.

Briefly the accommodation comprises to the ground floor, open plan living with lounge, dining area and recently refitted kitchen with integrated appliances, two bedrooms and a family bathroom. To the first floor there are two further bedrooms and a shower room. Externally there is a private drive for several vehicles leading to a garage and a spacious rear garden overlooking the South downs & consisting of majority laid to lawn and decking.

In our opinion internal viewing is essential to appreciate the size, presentation and versatile living is property has to offer.

- Open plan living
- Lounge/diner/kitchen area
- Two ground floor bedrooms
- Two first floor bedrooms
- Bathroom & shower room
- Immaculately presented
- Private drive for several vehicles
- Garage
- Large rear garden
- Viewing essential





Entrance Hall

Lounge
13'11" x 12'2" (4.24m x 3.71m)

Dining Area
22'5" x 9'2" (6.83m x 2.79m)

Kitchen
20'5" x 11' (6.22m x 3.35m)

Bedroom One
13'10" x 11' (4.22m x 3.35m)

Bedroom Four/Play Room
11'2" x 9'2" (3.40m x 2.79m)

Bathroom

First Floor Landing

Bedroom Two
13'6" x 10'1 max (4.11m x 3.07m max)

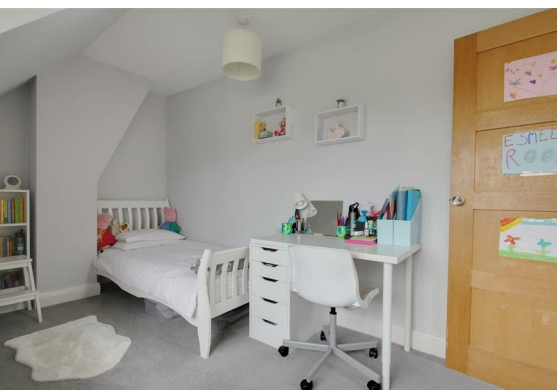
Bedroom three
10'11" x 10'4" (3.33m x 3.15m)

Shower Room

Rear Garden

Garage

Private Drive



Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

