

Rowan Close

Portslade

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About the property

*** Guide price £425,000 to £450,000 ***

Welcome to this stunning three-bedroom semi-detached house, a contemporary gem nestled in the heart of Portslade, built in 2021 and immaculately maintained. As you step through the front door, you are greeted by a spacious hallway, setting the tone for the modern and comfortable living that awaits you.

The lounge is bathed in natural light from the south-facing windows, creating a bright and inviting space for relaxation and entertaining. The carefully designed layout seamlessly flows into the modern kitchen/diner, a hub for culinary creativity and social gatherings. The kitchen boasts sleek finishes and top-of-the-line appliances, complemented by a dining area that opens up to a generously sized garden - perfect for outdoor enjoyment and al fresco dining.

Convenience is key with the added benefit of a downstairs shower room, offering practicality and ease for both residents and guests. Moving upstairs, you'll find two spacious double bedrooms, each providing a comfortable retreat. Additionally, there's a well-proportioned single bedroom that could serve as a cozy guest room, home office, or child's space. The family-sized modern bathroom completes the upper level, featuring contemporary fixtures and finishes.

Parking is a breeze with off-road parking, ensuring your vehicle is secure and easily accessible. This property is not only a beautiful and contemporary residence but also strategically located in Portslade, offering easy access to local amenities, schools, and transportation links.

In summary, this three-bedroom semi-detached house combines modern design with practical functionality, creating a home that is both stylish and comfortable. Don't miss the opportunity to make this immaculate property your own and enjoy the best of contemporary living in Portslade.

Rowan Close Portslade

£425,000- £450,000
Guide Price



3

BEDROOM

1

RECEPTION

2

BATHROOM





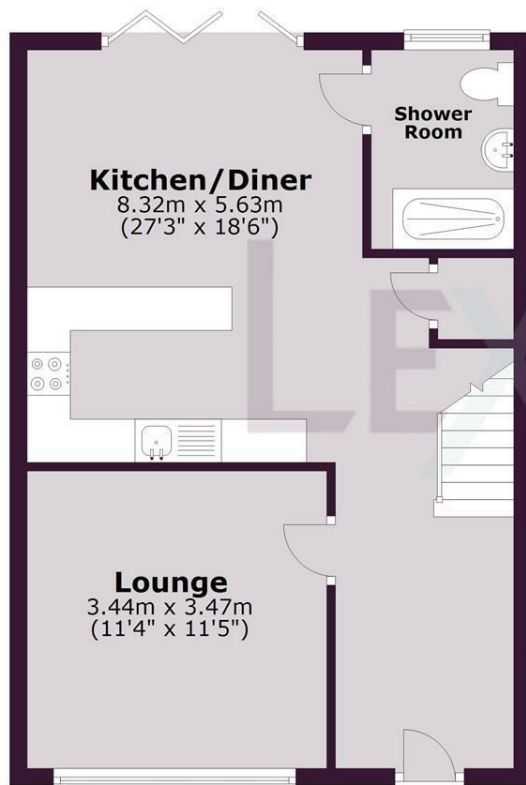




SCAN HERE TO OFFER ON THIS PROPERTY

Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



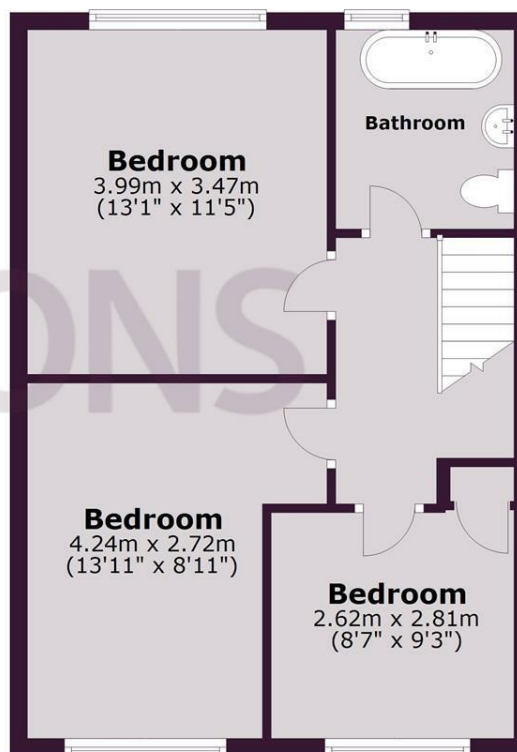
Kitchen/Diner
8.32m x 5.63m
(27'3" x 18'6")

Lounge
3.44m x 3.47m
(11'4" x 11'5")

Shower Room

First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Bedroom
3.99m x 3.47m
(13'1" x 11'5")

Bedroom
4.24m x 2.72m
(13'11" x 8'11")

Bedroom
2.62m x 2.81m
(8'7" x 9'3")

Bathroom

Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	85
		EU Directive 2002/91/EC	