

Vale Road



About the property

Beautifully presented, four bedroom, semi-detached period house.

Recently renovated throughout, this tastefully finished family home offers an elegant balance of contemporary design alongside period touches.

Entering the house, a central hallway leads to a light and airy living room with a beautiful, period fireplace and elegant plantation shutters. The adjacent dining room features a period fireplace with built in cupboard and French Doors opening onto the rear outdoor area.

The modern kitchen, found to the rear, is spacious and bright with a breakfast bar and rear door opening onto a large South facing garden including a tiled terrace area and ample space beyond.

Upstairs, the floor leads to a modern family bathroom to the rear with three bedrooms, two of which being doubles with built in storage and plantation shutters and the third being a single bedroom or home office.

Following the stairs up to the second floor a roof light fills the space with natural light inviting you to the main bedroom and an enviably sized bathroom with walk in shower, stand alone bath and attractive, contemporary lighting. The extra spacious bedroom is especially bright, with Velux windows and a Juliette balcony filling the space with natural light. Generous storage is also offered with built in cupboards. Adjoining the main bedroom is an additional, compact room currently being used as an office space.

The property is conveniently located to the shops and amenities of Boundary Road with its selection of shops, cafes and pubs. Moments from the open green spaces of Vale Park.

A short walk from Portslade station ideal for commuters with regular bus services bringing the centre of Hove and Brighton a short journey away.

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4

BEDROOM

1

RECEPTION

2

BATHROOM





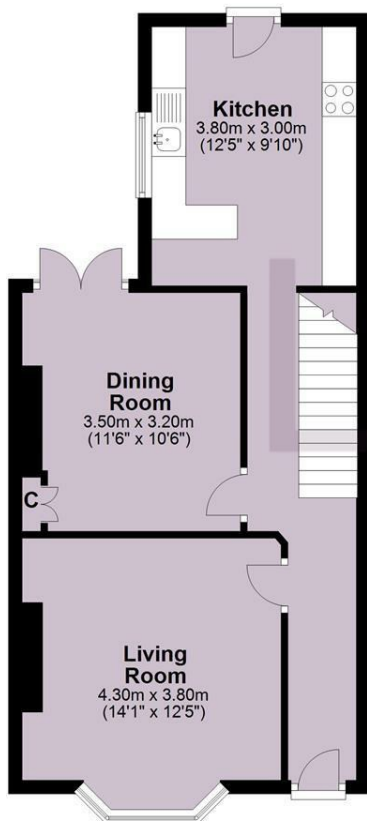




SCAN HERE TO OFFER ON THIS PROPERTY

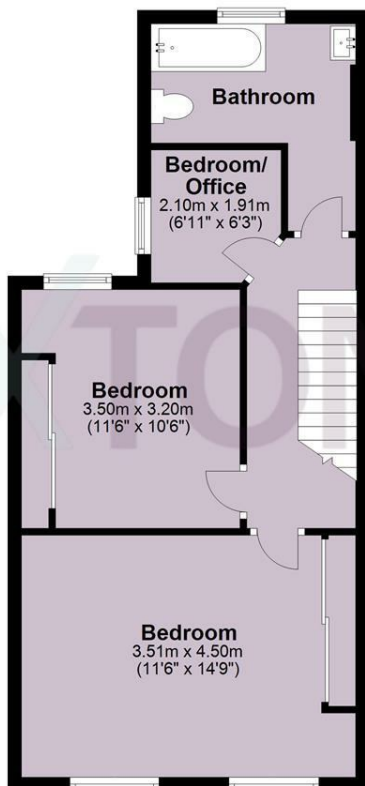
Ground Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



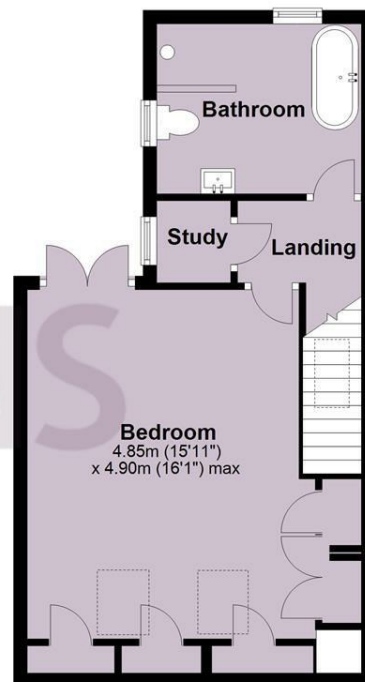
First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Second Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 132.7 sq. metres (1427.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(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	