



Jubilee Road, Portslade, East Sussex BN41 1SU
£300,000 Freehold



- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Front & Rear Gardens
- Requires Comprehensive Updating
- Chain Free

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

****LAUNCH DAY SAUTRDAY 6TH JANUARY****

This END OF TERRACE home, in a quiet cul de sac, south of the Old Shoreham Road needs refurbishing throughout and would be a great project. THREE BEDROOMS, lounge, dining room, kitchen, bathroom, some upvc double glazing, gas central heating, front & rear gardens, CHAIN FREE

Some of the works required include the kitchen and bathroom, some re-plastering, redecoration inside and out, new flooring/carpets and very likely re wiring. There are some replacement upvc double glazed windows and there is gas central heating with a combination boiler and radiators. There may well be other improvements required.

ENTRANCE HALL

stairs to the first floor, radiator, understairs cupboard, doors to

LOUNGE

11'9 x 11'8 (3.58m x 3.56m)

radiator, tv aerial point, coving, upvc double glazed window

DINING ROOM

10'9 x 10' (3.28m x 3.05m)

wall mounted gas combination boiler, double glazed window

KITCHEN

6'10 x 6'5 (2.08m x 1.96m)

base and eye level units, larder cupboard with window, door to the garden, frosted double glazed window

FIRST FLOOR LANDING

frosted window, loft access, built in cupboard, doors to

BEDROOM ONE

11'1 x 10' (3.38m x 3.05m)

two fitted double wardrobes with cupboards over and a dressing unit in between, radiator, telephone point, upvc double glazed window

BEDROOM TWO

11'1 x 10' (3.38m x 3.05m)

radiator, double glazed window

BEDROOM THREE

7' x 6'2 (2.13m x 1.88m)

radiator, upvc double glazed window

BATHROOM

comprising of a panelled bath, wash hand basin, low level wc, part tiled walls, frosted double glazed window

REAR GARDEN

mainly overgrown lawn, hardstanding and a pathway, GARDEN OUTBUILDING 12'5 X 8', screened by panel fencing, side gate

FRONT GARDEN

mainly laid to lawn, excellent potential for off road parking, with space for up to two vehicles

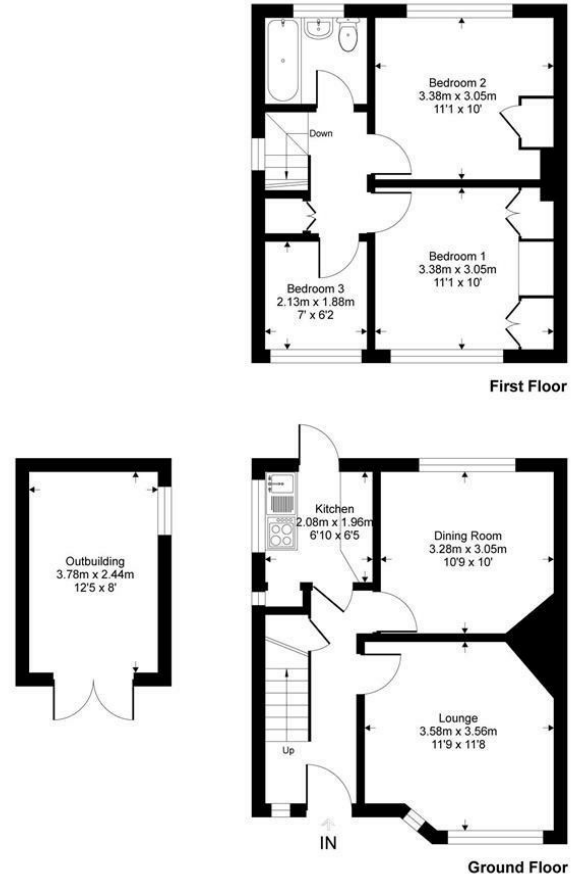
THE LOCATION

in a quiet cul de sac, apprx, 0.8 mile to Portslade Town Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C



Jubilee Road, BN41
Approximate Gross Internal Area = 69 sq m / 748 sq ft
Approximate Outbuilding Internal Area = 9 sq m / 99 sq ft
Approximate Total Internal Area = 78 sq m / 847 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green