



**Brackenbury Close, Portslade, East Sussex BN41 2ES**  
**Offers In Excess Of £350,000 Freehold**



- Much Improved House
- Two Bedrooms
- Bathroom & Ensuite
- Lounge
- Kitchen/Breakfast Room
- South Facing Garden
- Two Parking Spaces
- Cul De Sac

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(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	



This super house has been updated and is offered for sale in excellent order. TWO BEDROOMS, lounge, KITCHEN/DINING ROOM WITH APPLIANCES, BATHROOM & ENSUITE, south facing garden, TWO PARKING SPACES, cul se sac. Since 2022 all the windows and doors have been replaced, there is a new gas fired 'combi' boiler, the front soffits, fascia and guttering has been replaced and the property has been externally repainted front and rear. **\*\*GUIDE PRICE £350,000 - £375,000\*\***

**ENTRANCE HALL**

via upvc double glazed front door, stairs to the first floor, laminate flooring, neat fitted shoe cupboard, door to

**LOUNGE**

**14'8 x 10'4 (4.47m x 3.15m)**  
radiator, laminate flooring, coving, built in storage cupboard, upvc double glazed window

**KITCHEN/DINING ROOM**

**13'5 x 8'8 (4.09m x 2.64m)**  
fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN AND GRILL, space and plumbing for washing machine, space for fridge freezer, space for table, coving, upvc double glazed window, upvc double glazed double doors to the garden

**FIRST FLOOR LANDING**

loft access, airing cupboard housing gas 'combi' boiler, doors to

**BEDROOM ONE**

**11'6 x 10'5 (3.51m x 3.18m)**  
built in double wardrobe with shelf, radiator, two upvc double glazed windows

**ENSUITE**

comprising of a tiled shower cubicle, low level wc, wash hand basin with tiled splashback, radiator, extractor fan, frosted upvc double glazed window

**BEDROOM TWO**

**9'10 x 7'3 (3.00m x 2.21m)**  
built in double wardrobe with shelf, radiator, coving, upvc double glazed window

**BATHROOM**

a white suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, frosted upvc double glazed window

**SOUTH FACING REAR GARDEN**

paved patio adjacent to the house, area of artificial lawn, fenced on all sides, rear access gate

**FRONT GARDEN**

stone laid

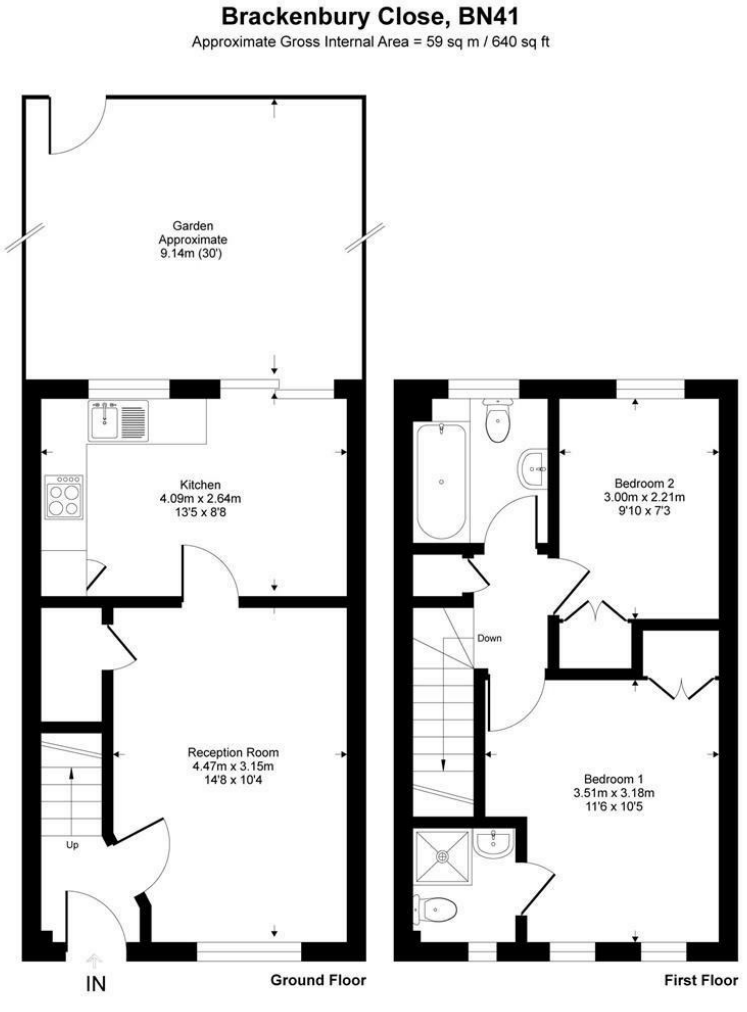
**PARKING**

two reserved parking spaces adjacent to the property

**THE LOCATION**

in a cul de sac on the popular Fox Way Development 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



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 mid-statement. Any figure provided is for guidance