

Hillcroft, Portslade, BN41 2QD
£250,000 Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



- One Bed House
- Private Garden
- Fitted Kitchen with Appliances
- Lounge Over Looking Garden
- Modern Bathroom
- Allocated Parking Bay
- Quiet Cul De Sac Location

A well presented FREEHOLD ONE BEDROOM HOUSE located in a quiet no through road within easy reach of the Village Centre. Lounge, FITTED KITCHEN WITH APPLIANCES, Double Bedroom, Modern Bathroom , FEATURE PRIVATE GARDEN, reserved parking, UPVC double glazing. CHAIN FREE

ENTRANCE HALL

via a upvc double glazed front door, stairs to the first floor, radiator, cupboard, door to

LOUNGE

12'2 x 10'6 (3.71m x 3.20m)

radiator, understairs storage cupboard housing electric consumer unit (replaced 2022), upvc double glazed windows and upvc double glazed door to the garden

KITCHEN

7'3 x 5'11 (2.21m x 1.80m)

Fitted with matching white units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN, FITTED FRIDGE, FITTED FREEZER, FITTED WASHING MACHINE, upvc double glazed window

FIRST FLOOR LANDING

walk in cupboard, loft access, doors to

DOUBLE BEDROOM

12'2 x 11'6 (3.71m x 3.51m)

built in cupboard, radiator, upvc double glazed window

BATHROOM

6'3 x 5'11 (1.91m x 1.80m)

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

PRIVATE REAR GARDEN

very well maintained, with direct access from the lounge, a brick edged stone laid path, area of neat lawn, flower and shrub beds, two patios at the rear, side gate,

ALLOCATED PARKING

Allocated parking bay adjacent to the property

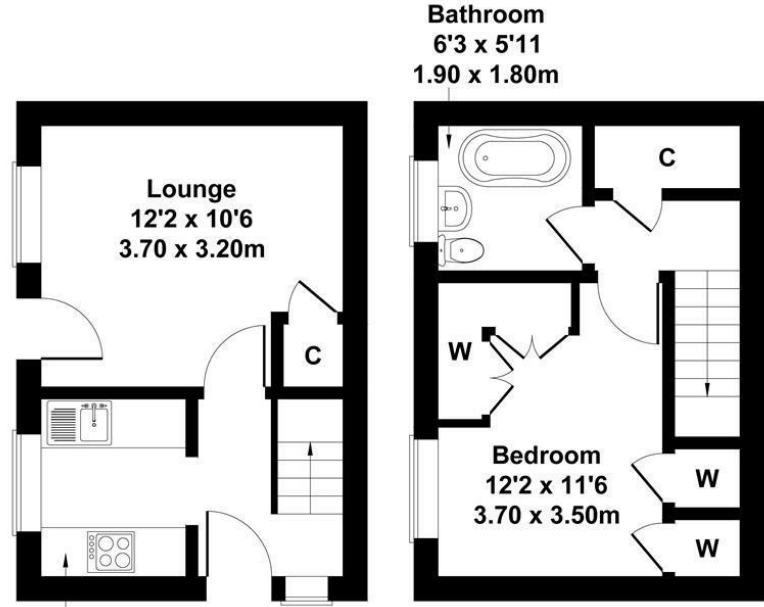
THE LOCATION

in a quiet cul de sac apprx 1/2 mile from Portslade Village 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



Hillcroft, Portslade

Approximate Gross Internal Area
441 sq ft - 41 sq m



Kitchen
7'3 x 5'11
2.20 x 1.80m

Lounge
12'2 x 10'6
3.70 x 3.20m

Bedroom
12'2 x 11'6
3.70 x 3.50m

Bathroom
6'3 x 5'11
1.90 x 1.80m

GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.