



**North Road, Portslade Village, East Sussex BN41 2HA**  
**Guide Price £375,000 Freehold**



- Extended Terrace Home
- Four Bedrooms
- Shower Room & Bathroom
- Open Plan Lounge/Dining Room
- Ground Floor WC
- West Aspect Garden
- Portslade Old Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**\*\*LAUNCH DAY SATURDAY 13TH APRIL\*\* (NOW FULLY BOOKED)**

Extended older style terrace home with accommodation arranged over three floors located in the heart of Portslade Old Village within a short stroll of local schools, Easthill Park and the High Street which provides local shops for day to day needs and a regular bus service to the city centre. Features include, four bedrooms, shower room/ WC, family bathroom, ground floor WC, open plan living/dining room, west aspect rear garden & useful garden room/store

**Entrance Hall**

Approached via replacement composite front door, wood effect laminate flooring, radiator, understairs storage cupboard & recess, staircase to first floor, doors to:

**Fitted Kitchen**

Upvc double glazed bay window wood effect laminate flooring, fitted wall & base units with matching drawers, ample working surfaces with inset stainless steel sink unit, part tiled walls, space for tall fridge freezer, space & plumbing for dishwasher, built in five ring gas hob with matching double oven & canopied extractor hood,

**Open Plan Living/Dining Room**

Upvc double glazed window over looking rear garden, fitted book shelves & storage cabinets, radiator, living flame gas fire with wood mantle & marble hearth, upvc door to rear garden, part glazed door to:

**Utility/WC**

Upvc double glazed window, tiled flooring, low level WC, radiator, gas combi boiler, space & plumbing for washing machine, upvc double glazed to rear garden.

**First Floor Landing**

Staircase to second floor, doors to:

**Bedroom One**

Upvc double glazed window over looking rear garden, fitted book shelves, built in double wardrobe, shower cubical with thermostatic mixer shower,

**Bedroom Two**

Upvc double glazed window, radiator, Victorian style feature cast Iron fireplace.

**Bedroom Three**

Upvc double glazed window, radiator fitted wall units,

**Family Bathroom**

Upvc double glazed window with patterned glass, part tiled walls, low level WC, vanity wash hand basin, vinyl flooring, panel enclosed bath with thermostatic mixer shower over, heated towel rail.

**Second Floor Landing**

Velux style roof window, doors to:

**Bedroom Four**

Upvc double glazed window over looking rear garden, velux style roof window. eves storage cupboards, radiator, built in double wardrobe, shelving and drawers.

**Shower Room/WC**

Upvc double glazed window with patterned glass, vinyl flooring, low level WC, vanity wash hand basin, tiled shower enclosure with thermostatic mixer shower,

**Rear Garden & Garden Room/Studio**

Paved patio area, timber frame pergola with grape vines, flower beds, enclosed by timber panel fencing. Garden room to rear equipped with power & light.

**Front Garden**

Raised flower beds, stone paved pathway, enclosed by low level retaining wall with gate.



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