



Barnes Road, Portslade, East Sussex BN41 1SY
Guide Price £365,000 Freehold



- Older Style Semi Detached House
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Ground Floor Shower Room & WC
- Three Bedrooms
- Good Sized Secluded Rear Garden
- Close to Local Schools & Shops

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Welcome to this charming semi-detached house on Barnes Road, Portslade. As you step inside, you'll be greeted by the wealth of stripped wooden floorboards that add character to the home.

This property boasts a lovely large open plan double aspect double reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

The modern re fitted kitchen provides a stylish space to whip up delicious meals. The convenience of a ground floor shower room/WC adds a practical touch to everyday living.

Externally the property enjoys a secluded rear garden, offering a peaceful retreat where you can unwind after a long day. Imagine enjoying a cup of tea or hosting a barbecue in this private outdoor space.

Located close Portslade town, Southwick Square, and the popular George Street in Hove, there are plenty of local shops and restaurants to enjoy nearby. Perfect for commuters or visits to Brighton, Fishergate station is under a five minute walk away, along with a second option of Portslade station, which is a 15 minute walk away, giving plenty of choice alongside multiple bus routes. This home offers both convenience and tranquillity, providing everything you need within easy reach.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property on Barnes Road has to offer.

Open Plan Lounge/Dining Room

Approached via replacement composite front door, stripped wooden floor boards, double aspect upvc double glazed windows, two radiators, two fireplaces and a staircase to first floor.

Fitted Kitchen

Upvc double glazed window, radiator, tiled flooring, re fitted high gloss units, solid wood worktops with Inset stainless steel sink unit, space & plumbing for washing machine, gas point for cooker, space for tall fridge freezer, wall mounted replacement gas boiler with system water filter and a upvc double glazed door to rear garden.

Ground Floor Shower Room/WC

Double aspect upvc double glazed windows with patterned glass, extractor fan, radiator, part tiled walls, low level WC, mono block sink unit with mixer tap, thermostatic mixer shower with soak away flooring.

First Floor Landing

Access to roof space via loft hatch, stripped wooden floor boards, radiator, doors to:

Bedroom One

Upvc double glazed window, radiator, stripped wooden floor boards.

Bedroom Two

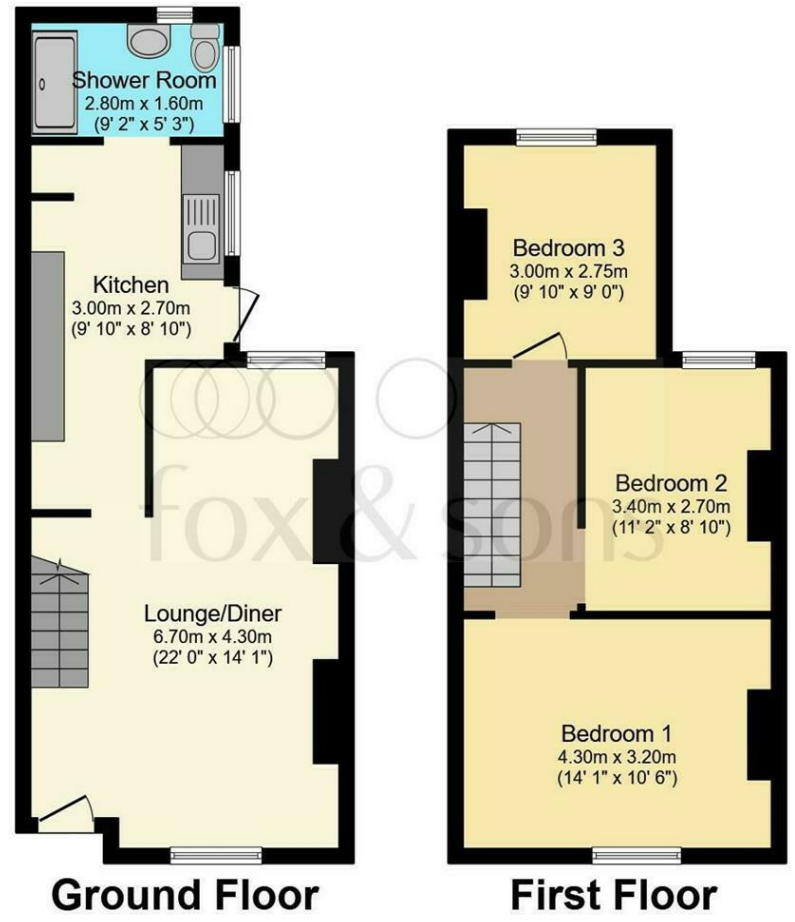
Upvc double glazed window, radiator, stripped wooden floor boards.

Bedroom Three

Upvc double glazed window over looking rear garden, radiator, stripped wooden floor boards.

Rear Garden

Mainly laid to lawn, secluded aspect, enclosed by timber panel fencing with gated side access.



Total floor area 78.4 sq.m. (844 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.