

Dean Gardens, Portslade, East Sussex BN41 2FW
£325,000 Freehold



- Family Terrace Home
- Three Bedrooms
- Re Fitted Kitchen Diner
- Re Fitted Family Bathroom
- West Aspect Landscaped Rear Garden
- Views Across Benfield Valley
- Close to Bus Route & Sainsburys
- Easy Access to A27 & A23

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A WELL PRESENTED family home located In a quiet no through road with lovely views across Benfield Valley. Features Include, THREE BEDROOMS, lounge, RE FITTED KITCHEN/DINING ROOM & BATHROOM, landscaped west aspect low maintenance garden, double glazing, gas fired central heating. CHAIN FREE

ENTRANCE HALL

Approached via upvc double glazed front door, staircase to first floor, wood effect laminate flooring, door to:

LOUNGE

Upvc double glazed window, wood effect laminate flooring, gas fire, built In book shelves, part glazed door to:

RE FITTED KITCHEN/DINING ROOM

Upvc double glazed window over looking rear garden, under stairs storage cupboard housing meters, re-fitted wall & base units with matching drawers and work surfaces, Inset stainless steel sink unit, Integrated Zanussi digital hob with matching double oven, dishwasher & washing machine, wood effect laminate flooring, part tiled walls, radiator, gas combi boiler concealed In matching unit, double glazed door to garden.

FIRST FLOOR LANDING

Access to partly boarded and partly insulated roof space via loft hatch with light, doors to

BEDROOM ONE

Upvc double glazed window with views across Benfield Valley, radiator, built In wardrobe cupboard.

BEDROOM TWO

Upvc double glazed window, radiator.

BEDROOM THREE

Upvc double glazed window with view across Benfield Valley, radiator, built in store cupboard.

RE FITTED BATHROOM

Upvc double glazed window with patterned glass, wood effect vinyl flooring, fully tiled walls, LED lighting, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment and glazed screen.

FRONT GARDEN

Low maintenance landscaped design, mainly stone paved, side access path to rear garden, security light with sensor

WEST FACING REAR GARDEN

Paved patio area, steps leading to additional tiered levels and rear terrace, low maintenance design equipped with timber garden shed and aluminium frame greenhouse, enclosed by panel fencing to all sides, security light

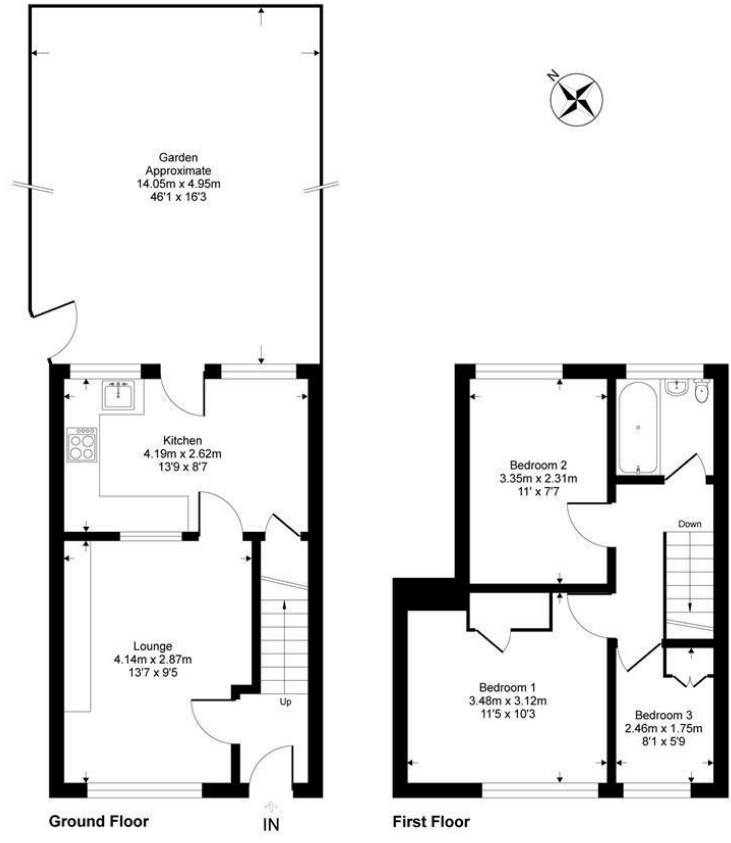
THE LOCATION

The property is well located located in a quiet cul de sac with Sainsbury's West Hove store close by 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 (which is around 20 minutes walk), Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive.

Council Tax Band C



Dean Gardens, BN41
Approximate Gross Internal Area = 61.4 sq m / 661 sq ft



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