

**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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	



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.

**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

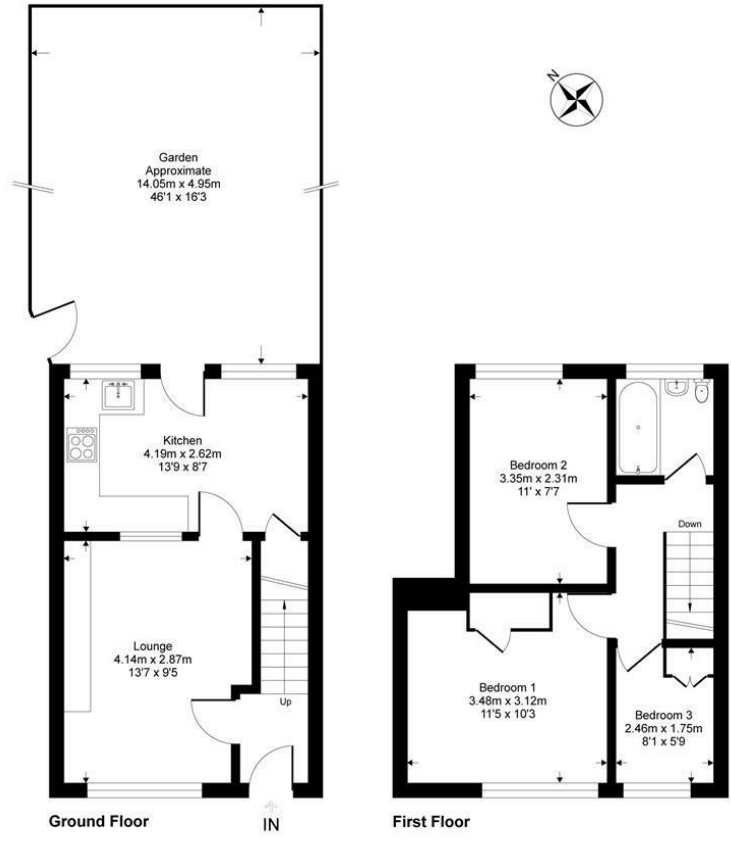
**THE LOCATION**

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



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