



**WEATHERILL**  
Property Group  
*Your Property Matters*

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## 55 Vale Road Portslade BN41 1GD



We are very pleased to present a very attractive yellow brick 2 storey FAMILY HOME with many benefits including a semi open plan kitchen/diner, gas central heating and a FABULOUS LEVEL LAWNED REAR GARDEN, being offered for sale with NO ONWARD CHAIN and located very close to Portslade Station and local shops in nearby Boundary Road.



**Offers Over £400,000 Freehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



- A VERY VERSATILE WILLETT BRICK FAMIL HOME
- 3 BEDROOMS
- SEMI OPEN PLAN FAMILY SIZED KITCHEN/DINER
- A SOUTH FACING LOUNGE
- BEAUTIFUL LEVEL LAWNED REAR GARDEN WITH OUTSIDE STORAGE AND WC

## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 BEDROOMS, A NEW RE-FITTED (2022) SHOWER ROOM, AN ENTRANCE HALL, A SOUTH FACING LOUNGE AND A SEMI OPEN PLAN KITCHEN/DINER.

In terms of OUTSIDE SPACE, there is a formal front garden and a much larger level lawned rear garden complete with outside storage, a wc and can be accessed via the road eliminating the need to take bikes, garden equipment etc through the house. The property further benefits from gas central heating, an abundance of PERIOD FEATURES throughout and is offered for sale with NO ONWARD CHAIN.

The house is conveniently situated close to the comprehensive shopping facilities in Boundary Road and PORTSLADE RAILWAY STATION. Bus services are close by giving access to other parts of Brighton and Hove and Vale Road Park is within easy walking distance offering a lovely green space to local residents.

## EPC

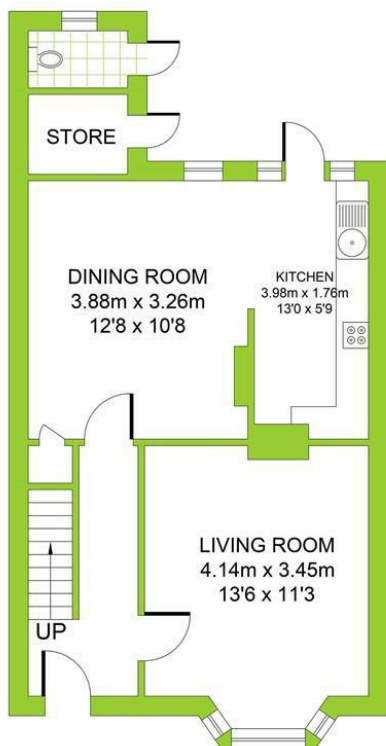
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor plans

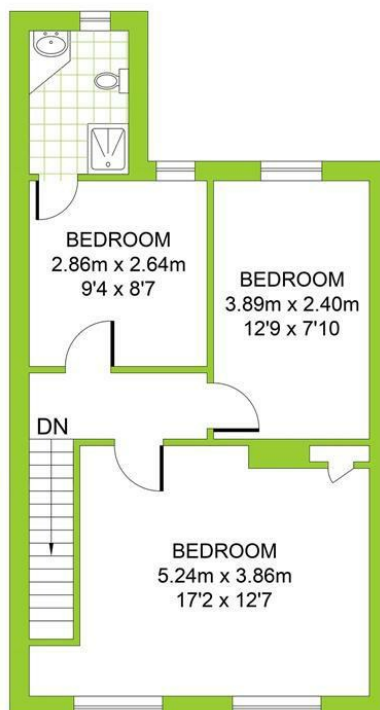
### GROUND FLOOR

Approximate Gross Internal Area  
45.89 sq m / 493.95 sq ft



### FIRST FLOOR

Approximate Gross Internal Area  
45.14 sq m / 485.88 sq ft



VALE ROAD

Total Area : 91.03m<sup>2</sup>= 979.83ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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