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WEATHERILL
Property Group
Your Property Matters



12 Dean Close Portslade BN41 2FS

The Weatherill Property Group are pleased to present this good sized and well proportioned semi detached FAMILY HOME, offered for sale with NO ONWARD CHAIN, benefitting greatly from OFF STREET PARKING, a west facing rear garden and being located close to West Hove Sainsburys within the popular Portslade area.



Asking Price £325,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

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

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 2 DOUBLE BEDROOMS, A BATHROOM, AN ENTRANCE HALL, A LOUNGE AND A FAMILY SIZED KITCHEN/DINER.

In terms of outside space there is a front garden, off street parking for a couple of cars, a GOOD SIZED WEST FACIN REAR GARDEN. The property benefits greatly from tasteful uPVC double glazed windows, gas central heating and fantastic rooftop and downland views. Located close to local amenities including shops, bus services and schools as well as green spaces and the West Hove Sainsbury Superstore.

- AN IMPRESSIVE SEMI DETACHED (END OF TERRACE) FAMILY HOME
- OFFER FOR SALE WITH IMMEDIATE VACANT POSSESSION, THEREFORE NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- BATHROOM WITH A WHITE SUITE

EPC

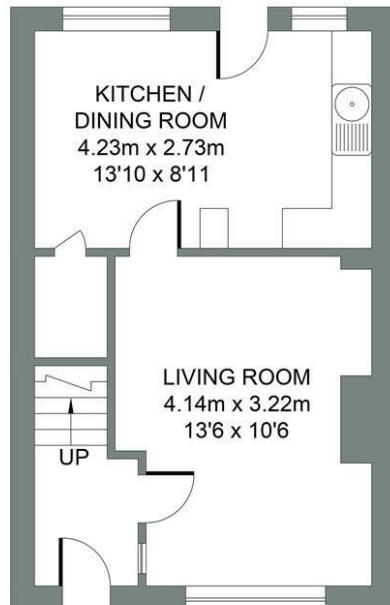
| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plans

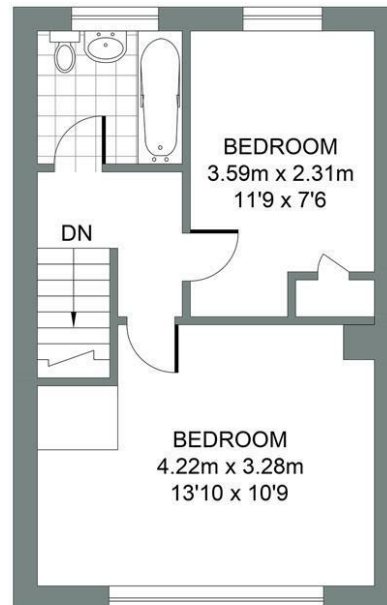
GROUND FLOOR

Approximate Gross Internal Area
29.48 sq m / 317.32 sq ft



FIRST FLOOR

Approximate Gross Internal Area
29.48 sq m / 317.32 sq ft



DEAN CLOSE

Total Area : 58.96m² = 634.64ft²

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