Company Registration No: 11397540









# 51 Drove Road Portslade BN41 2PA

The Weatherill Property Group are very pleased to present this very attractive Art Deco style (1930's) extended semi-detached family home with benefits including a beautiful wraparound garden, a larger than average garage, sea views from the upper floors, occupying a large corner plot in the heart of Portslade's highly regarded and historic Old Village.









## Offers Over £550,000 Freehold





- A TRULY FANTASTIC, EXTENDED 4 BEDROOM FAMILY HOME
- ENORMOUS CORNER PLOT WITH FABULOUS GARDEN TO 3 SIDES
- PLENTY OF OFF STREET PARKING AND A LARGE GARAGE
- SOUTH FACING LOUNGE WITH LOG BURNER

### Viewing

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

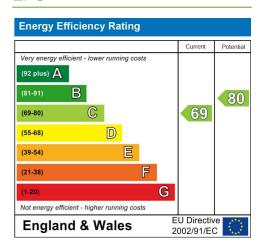
#### **Agents Notes**

The accommodation is arranged over 3 floors and briefly comprises: 4 BEDROOMS, A BATHROOM, AN ADDITIONAL GROUND FLOOR SHOWER ROOM/CLOAKROOM & WC, A LARGE SOUTH FACING LOUNGE, A FANTASTIC OPEN PLAN KITCHEN/DINER COMPLETE WITH ADJACENT SNUG AND A UTLITY ROOM.

In terms of outside space, the property boasts a fantastic wraparound garden offering a MUCH LARGER THAN AVERAGE CORNER PLOT. There is some very useful 'underhouse' storage, OFF STREET PARKING to the front and a LARGE GARAGE. The property is offered for sale in stunning decorative order throughout and offers a purchaser a great deal of potential and scope to make even more of the house if they so wish.

Further benefits include gas central heating, double glazing, good storage and is located within the very popular Portslade Village with it's open green spaces and walks, local buses and shops and several good local schools.

#### **EPC**





#### Floor plans

GARAGE
Approximate Gross Internal Area

GROUND FLOOR

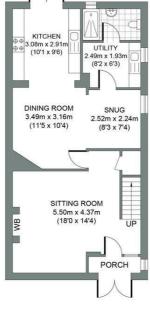
pproximate Gross Internal Are
62.38 sq m / 671.45 sq ft

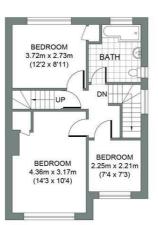
FIRST FLOOR Approximate Gross Internal Area 42.51 sq m / 457.57 sq ft SECOND FLOOR Approximate Gross Internal Area 17.49 sq m / 188.26 sq ft

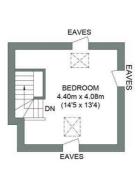
CELLAR

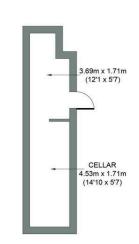
Approximate Gross Internal Area
13.57 sq m / 146.06 sq ft













DROVE ROAD

Total Area (Excluding Garage & Outbuilding) : 122.38m² = 1317.28ft

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