



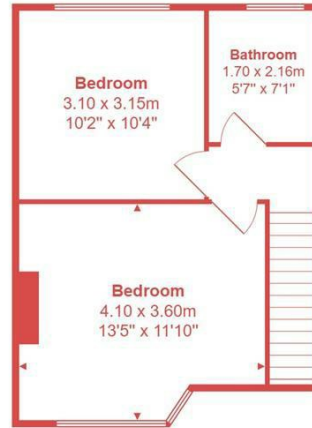
- End Of Terrace Two Bedroom Home With No Chain
- Two Double Bedrooms
- Bathroom Recently Refurbished
- Double Glazing 2007
- EPC Rating C
- Ready For Sympathetic Renovation
- Large Garden
- New Roof 2012
- Cavity Wall and Loft Insulation 2012
- Potential to extend to the side and rear (STNC)

# Wolseley Road, Portslade, Brighton

Price: £325,000 Freehold



Ground Floor



1st Floor

Total Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Welcome to Wolseley Road, Portslade! This two-bedroom end-of-terrace house awaits your creative touch. With its sturdy structure and ample potential, this property offers an exciting opportunity for the new owners.

Upon entering, you're greeted by a spacious living room to the front, offering plenty of room for relaxation and entertaining. To the rear lies a generously sized kitchen, providing access to the expansive garden beyond. There is the possibility of expanding the kitchen or transforming the former ground floor bathroom which is currently a utility room into a convenient home office or bedroom three.

Ascending to the first floor, you'll find two comfortable double bedrooms awaiting your personalization. The modern bathroom, refurbished in 2022, has a shower over bath, w/c and basin within a vanity unit.

One of the highlights of this property is its fantastic garden space. With abundant room both to the rear, side and front of the house this house has the potential to be extended (STNC). The outdoor area offers endless potential for gardening, outdoor dining, or simply enjoying the fresh air. There is also space for a large summer house which is in good condition.

The house is located in a quiet part of Portslade with excellent travel links and amenities close by. There is a short walk to St Nicholas and Brackenbury Primary school with plenty of options for secondary. Fishergate station is 0.2 miles away (5 minute walk approx.)

In need of sympathetic renovation, this house presents a blank canvas for you to make your mark.

Key Features:

- Domestic Electrical Installation Condition Report 07/07/2021 (estimated re-wired 17 years ago)
- Boiler installed 10/2012
- Boiler serviced annually 25/10/2023
- Cavity Wall Insulation and loft insulation 2012
- New roof 2012
- Roof ridge tiles repaired from storm damage 03/2022
- Porch canopy roof repaired, new felt and lead flashings 02/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

