



# 19 Heathfield Crescent, Portslade BN41 2YS

Offers In Excess Of £325,000

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- NEW CARPETS
- WELL PROPORTIONED ROOM SIZES
- FRONT AND REAR GARDEN
- CONSERVATORY
- OFF ROAD PARKING
- GARAGE



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whitlockandheaps.co.uk

Whitlock & Heaps are delighted to present to market this well proportioned three bedroom semi-detached family home. This home boasts ample living space inclusive of a conservatory overlooking the garden, front and rear garden with off road parking for a couple of cars and a garage to the rear.

Bus routes operate locally, making access easy into the City centre. Graham Avenue shops are nearby, as well as an array of shopping facilities within the Old Village. A short drive will take you to West Hove Sainsbury's and the Holmbush Shopping centre, both benefitting from a petrol station. The slip road to the A27 is also a short drive away.

**ENTRANCE HALL** Radiator, door to:-

**CLOAKROOM** Low level w.c., UPVC double glazed frosted window.

**KITCHEN** Incorporating large stainless steel single bowl sink unit with tiled splashback, mixer taps and drainer, vinyl work surfaces with cupboards below and opposite with matching eye-level cupboards, extractor fan, space for cooker, door to understairs storage housing gas meter and electrics, radiator, door to conservatory.

**LIVING ROOM** UPVC double glazed south aspect window, UPVC double glazed west facing bay window, radiator, feature fireplace, thermostat control unit.

**CONSERVATORY** Single glazed windows with double doors onto garden, built-in breakfast bar, fitted electric heater.

**BATHROOM** Comprising white bathroom suite with panelled bath and shower over, wash-hand basin, part tiled, radiator, extractor fan, single glazed window, shaver point.

**FIRST FLOOR**

**LANDING** Loft hatch.

**BEDROOM 1** Radiator, UPVC double glazed West facing windows, cupboard housing 'Ideal' gas-fired combination boiler.

**BEDROOM 2** Radiator, UPVC double glazed windows overlooking garden.

**BEDROOM 3** Radiator, UPVC double glazed windows overlooking garden.

**OUTSIDE**

**REAR GARDEN** Patio area, mainly laid to lawn with mature borders, side access.

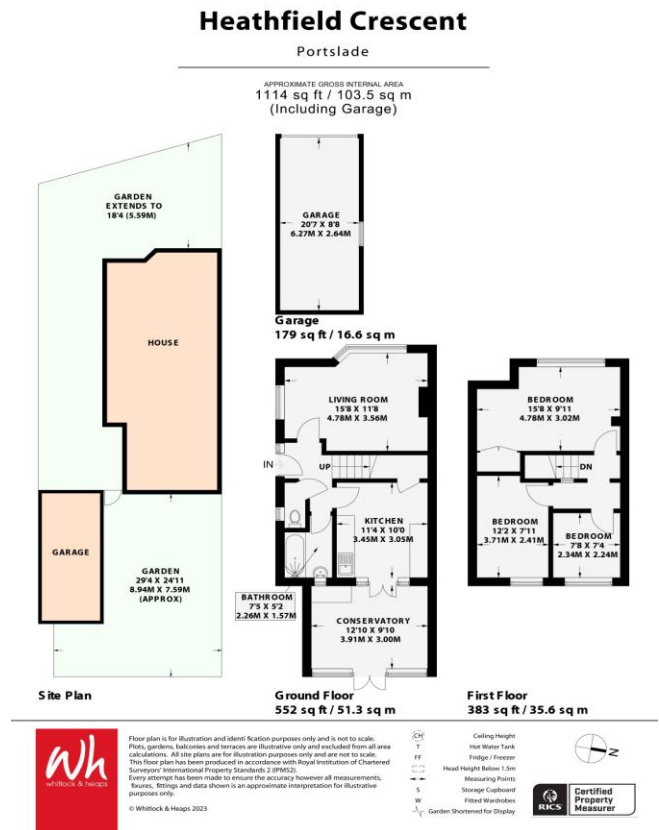
**FRONT GARDEN** Walled front garden, being mainly paved. Private off road parking, outdoor tap.

**GARAGE** At rear.

**OUTGOINGS** Leasehold with approx. 939 years left on the lease  
Ground rent is £28 per annum

The latest quote to purchase the freehold was £1,000 plus all legal fees.

Council Tax Band C (As found via the government website: [www.tax.service.gov.uk/check-council-tax-band](http://www.tax.service.gov.uk/check-council-tax-band)).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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