



## 99 Vale Road Portslade BN41 1GE

Offers In Excess Of £550,000

- STUNNING FAMILY HOME
- REFURBISHED AND EXTENDED TO HIGH STANDARD
- FOUR BEDROOMS
- BATHROOM
- SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SEPARATE SITTING ROOM
- REAR GARDEN

This is not an ordinary home. Bought in 2019 and fully refurbished by a Polish-Italian couple with an idea to make it their permanent home. From a full re-wire, re-plastering every wall and ceiling, they have done an amazing, high quality and stylish refurbishment. The detail that has gone into this project is outstanding with this delightful family home featuring a loft conversion and ground floor rear extension to now offer four bedrooms, a bathroom and shower room along with the stunning open plan kitchen/living room. The house has been externally insulated so in the middle of coldest winter months the bills remain low keeping a comfortable 20 degrees throughout. The cherry on top is an immaculate garden and very trendy storage room at the back of it, making a view from the back of the house just stunning.

**ENTRANCE HALL** Engineered wood floor, exposed brick wall, radiator, understairs storage, nest heating control.

**CLOAKROOM** Comprising circular sink with mixer tap, tiled splashback, low level w.c. with concealed cistern.

**STUNNING OPEN PLAN KITCHEN/LIVING ROOM** Kitchen area: Incorporating sink with mixer tap, adjacent worksurface with cupboards and drawers under, ceramic hob with stainless steel extractor over, electric oven, space for fridge/freezer, integrated dishwasher, sliding window, tiled splashback, skylight.

Living/Dining Room: Feature fireplace with tiled surround and timber mantle, engineered wood floor with underfloor heating, sky light, sliding door to garden.

**UTILITY ROOM** Stainless steel sink with mixer tap, adjacent worksurface with drawers under, wide range of fitted storage, plumbing for washing machine, engineered wood floor, 'Worcester' gas-fired boiler.

**SITTING ROOM** Feature fireplace with tiled surround and timber mantle over, UPVC double glazed window, radiator, engineered wood floor with underfloor heating.

## FIRST FLOOR

**LANDING** Exposed wood floor, stairs to top floor.

**BEDROOM 2** Triple glazed dual opening windows, exposed wood floor, radiator.

**BEDROOM 3** UPVC double glazed window, fitted bed and dressing area, exposed wood floor, radiator.

**BEDROOM 4** UPVC double glazed window, radiator, exposed wood floor.

**SHOWER ROOM** Comprising walk-in shower with tiled surround, wash-hand basin with bespoke unit under, low level w.c., dual opening window, exposed wood floor.

## TOP FLOOR

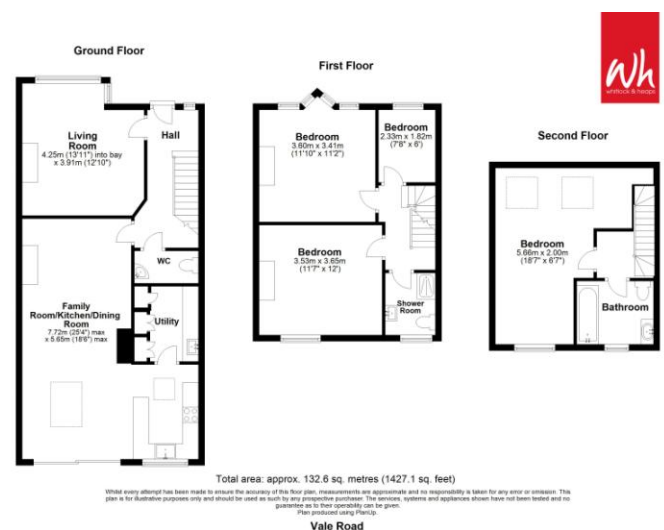
**LANDING** Sky light, tiled floor.

**BEDROOM 1** Range of fitted wardrobes and shelving, triple glazed dual opening windows, two velux windows, eaves storage, tiled floor, underfloor heating.

**BATHROOM** Comprising tiled panelled bath with mixer tap and separate shower over, tiled surround, glazed shower screen, circular sink unit with bespoke unit under, low level w.c., tiled floor, underfloor heating, glazed dual opening window.

## OUTSIDE

**REAR GARDEN** Raised deck leading to area of lawn, fitted garden unit with seating area and ladder to raised deck, sliding door to storage section ideal for bikes and garden furniture.



## Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
 portslade@whitlockandheaps.co.uk  
 01273 422706

## Hove Branch

65 Sackville Road, Hove BN3 3WE  
 hove@whitlockandheaps.co.uk  
 01273 778577



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