



1 Stonery Close, Portslade BN41 2TD

Offers In Excess Of £275,000

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- GOOD SIZE ROOMS
- SIDE ACCESS
- FRONT AND REAR GARDEN
- IN NEED OF MODERNISATION
- CLOSE TO AMENITIES
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this glazed window overlooking garden, heated towel semi detached two double bedroom house situated in the Mile Oak area of Portslade. The property is in need of modernisation throughout. This home boasts good size rooms, ample front and rear garden space with lots of potential to make an excellent family home. The house is brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Local shops are found within a five minute walk of the property. Portslade Old Village is also easily accessible with its array of pubs and eateries. The Downs are also close by for sight seeing and walks. A short drive will take you to West Hove Sainsbury's and/or Holmbush Shopping Centre, both of which benefit from a petrol station. The A27 slip road is also local, making commutes out of the city centre easy. The area is also served by both primary and secondary schools rated as good by Ofsted.

ENTRANCE HALL Radiator.

KITCHEN Stainless steel sink with tiled splashback, lino work surfaces with cupboards below and matching eye level cupboards, integrated four ring 'Indesit' gas hob with extractor over and oven below, space for fridge, freezer and washing machine. Access to under stair storage housing gas meter, 'Viessmann' combination gas fired boiler, door to garden. Cupboard housing electrics.

LIVING ROOM Window overlooking front, feature fireplace, radiator. Leading to:

DINING ROOM Thermostat, double doors to garden.

FIRST FLOOR

LANDING Window to side, loft hatch above.

BEDROOM 1 Built in wardrobe and cupboard, UPVC double glazed windows overlooking front, radiator.

BEDROOM 2 Built in cupboard, UPVC double glazed windows overlooking garden, radiator.

BATHROOM Comprising panelled bath with shower head, pedestal wash hand basin, frosted UPVC double

glazed window overlooking garden, heated towel rail, low level w.c.

OUTSIDE

GARDEN North/West aspect rear garden being fenced on both sides, mainly laid to lawn with mature border and shrubs. Stepping out the double doors in the dining room leads you to a patio area, which in turn guides you into the back garden. Gate to side access.

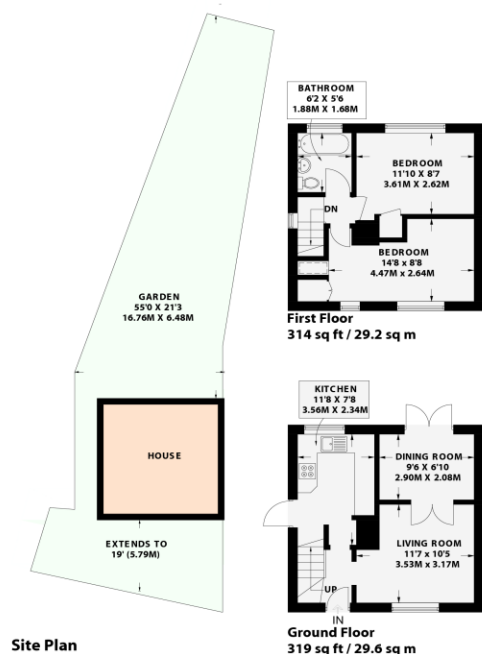
FRONT GARDEN Being gated with path to shingled entrance.

STONERY CLOSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
628 sq ft / 58.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
633 sq ft / 58.8 sq m

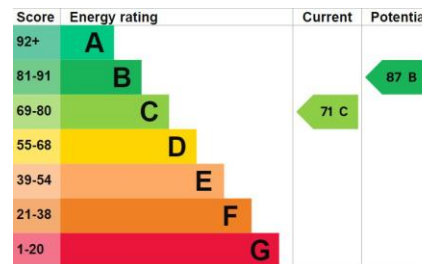


Site Plan

Ground Floor
319 sq ft / 29.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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