



## 2 Badger Close, Portslade BN41 2EQ

Price: £2300.00

- 5 BEDROOMS
- OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- CONSERVATORY
- LARGE LOUNGE/DINING ROOM
- WEST FACING GARDEN

An unfurnished detached 5 bed family house with GCH, DG, GF cloakroom, through lounge/diner with sliding doors to Conservatory, modern kitchen, ensuite to bed 1, family bathroom. Patio rear garden and Off street parking to front. Situated in this popular area being close to all amenities including Schools for all age groups, Bus services to all surrounding areas and easy access to the A23/A27 By Pass. The Sainsbury Superstore is a short distance away. VIEWINGS TO COMMENCE 7TH FEB 22

**ENTRANCE HALL** Part glazed front door.

**BEDROOM DOUBLE** 13' 6" x 7' 1" (4.11m x 2.16m) Built in wardrobe

**CLOAKROOM** Low level w.c., pedestal wash-hand basin.

**LOUNGE/DINING ROOM** 26' 4" X 10' 1" (8.03m X 3.09m)

Feature fireplace with 'real flame' gas fire, stairs to the first floor with cupboard under. Archway to:-

Dining area: 10'4" x 9'1" (3.17m x 2.79m). Sliding double glazed doors to conservatory.

**KITCHEN** 10' 11" x 8' 8" (3.33m x 2.66m) Modern kitchen with space for appliances. Door to Conservatory

**CONSERVATORY** 16' 0" x 9' 0" (4.88m x 2.75m) 'French' doors to the garden.

## THE FIRST FLOOR

**LANDING** Access to roof space (may be off limits) built-in cupboard.

**BEDROOM 1** 14' 2" x 8' 11" (4.32m x 2.72m) Built-in wardrobe.

**EN-SUITE BATHROOM** Stand alone shower, low level w.c., pedestal wash-hand basin.

**BEDROOM 2** 10' 6" x 9' 3" (3.22m x 2.82m) Built-in wardrobes.

**BEDROOM 3** 8' 11" x 8' 11" (2.73m x 2.73m) Built-in wardrobe.

**BEDROOM 4** 8' 0" x 6' 11" (2.45m x 2.13m)

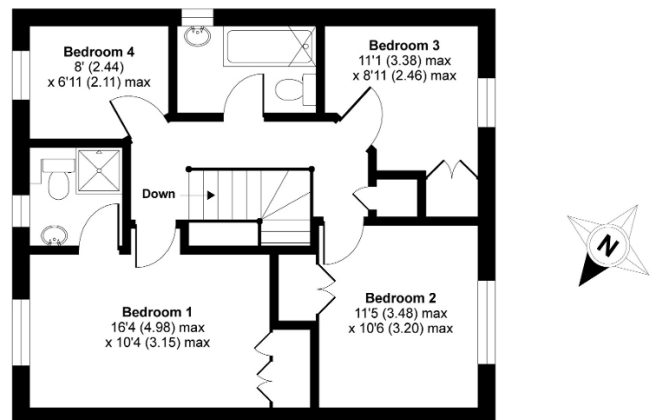
**BATHROOM** Modern suite with mixer taps over bath.

**PATIO REAR GARDEN** 35' 1" x 34' 11" (10.7m x 10.66m) West facing. Raised seating area, outside water tap, side gate.

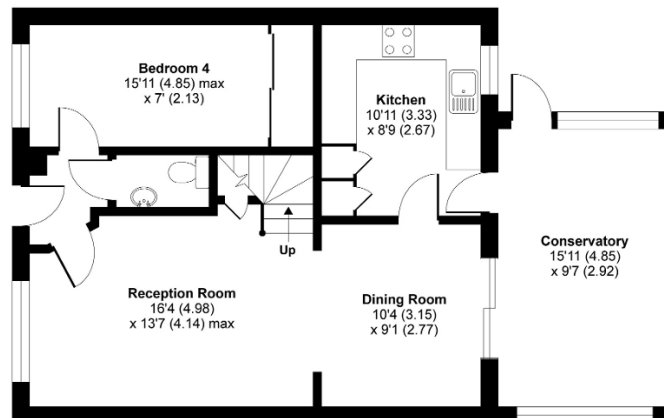
EPC: Current 72C Potential 83B

## Badger Close, Portslade, Brighton, BN41

APPROX. GROSS INTERNAL FLOOR AREA 1310 SQ FT 121.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### 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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