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## 18 Church Road, Portslade BN41 1LA

Asking Price Of £400,000

- PERIOD HOME
- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- BAY WINDOW
- SEPARATE KITCHEN
- NO ONWARD CHAIN
- CLOSE TO MAINLINE STATION

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01273 778577  
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Whitlock & Heaps are delighted to present to market this good size three-bedroom Victorian home being sold with vacant possession. The property boasts good size living area with separate dining room and kitchen and a good size Westery aspect rear garden. The house has a double glazed bay window with double glazing throughout and gas central heating.

Bus routes operate locally making public transport into the city centre simple. Boundary Road is a short walk away with an array of shopping facilities, eateries and cafés. The mainline station is also located here for commutes out of the city, the A27 slip road is a short drive away for private commutes. You are in the catchment area for multiple schools of all ages and close to the local parks. This home is brought to market with no onward chain.

**ENTRANCE HALL** Cupboard housing meters, understair storage housing gas meter, radiator.

**KITCHEN** Stainless steel single bowl sink unit with mixer tap and drainer, tiled splashback, vinyl work surfaces, adjacent matching eye-level cupboards, 4-ring gas hob with 'Lamona' oven below and extractor above, space for washing machine and fridge, UPVC double glazed window, door to garden and door to shower room.

**LIVING ROOM** UPVC double glazed bay window, feature fireplace with tiled hearth, radiator.

**DINING ROOM** UPVC double glazed window overlooking garden, radiator.

**SHOWER ROOM** Comprising step-in shower with 'Triton' electric shower and fully tiled, pedestal wash-hand basin, UPVC double glazed windows, radiator, low level w.c.

## FIRST FLOOR

**LANDING** Loft hatch, radiator.

**BEDROOM 1** UPVC double glazed bay window and separate window, radiator.

**BEDROOM 2** UPVC double glazed window overlooking garden, radiator.

**BEDROOM 3** Cupboard housing 'Vokera' combination gas-fired boiler, UPVC double glazed window overlooking garden, radiator.

**BATHROOM** Comprising panelled bath with shower over, part tiled, pedestal wash-hand basin, radiator, UPVC double glazed frosted window.

**SEPARATE W.C.** UPVC double glazed frosted window, low level w.c.

## OUTSIDE

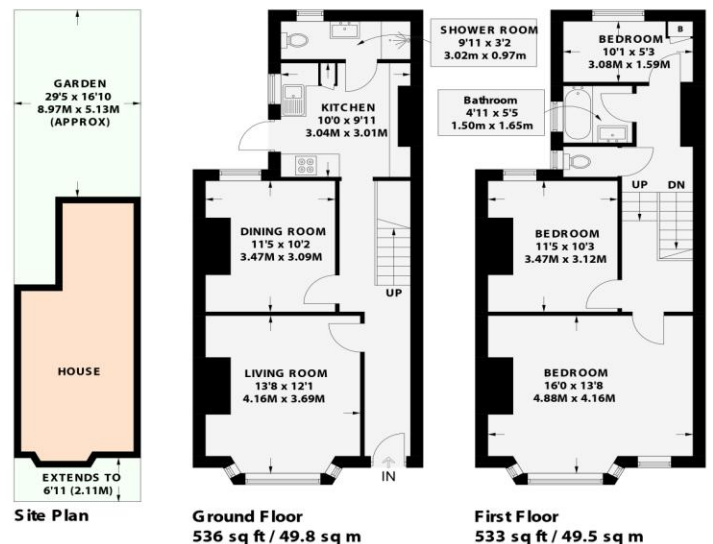
**WEST FACING REAR GARDEN** Mainly laid to lawn with path to rear access and surrounded by fencing, sheds to rear, outside tap.

**FRONT GARDEN** Paved, surrounded by fencing, space for bins.

## CHURCH ROAD

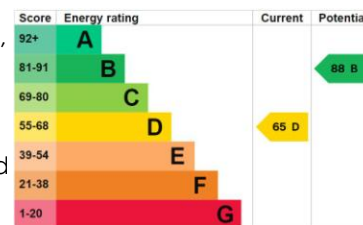
PORTSLADE

APPROXIMATE GROSS INTERNAL AREA  
1069 sq ft / 99.3 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 (IPMS2). 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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## 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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