

# 14 Portslade Mews

East Sussex BN41 1AX

Offers in Excess Of £550,000

- CONTEMPORARY FAMILY HOME
- FOUR BEDROOMS
- STUNNING MASTER SUITE
- ENSUITE SHOWER ROOM

- FAMILY BATHROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- CLOAKROOM

Whitlock and Heaps are delighted to offer to market this wonderful family home that was constructed just under 10 years ago and has been in the same ownership since new. The spacious accommodation is arranged over three floors with a particular feature being the spacious master suite with ensuite shower room. To the first floor there are three further good size bedrooms and a family bathroom. The ground floor features a kitchen/breakfast room and living/dining room with French doors onto the landscaped west facing rear garden. To the front there are two allocated parking spaces directly outside the house. Situated in this tucked away location yet within a short walk of Portslade high street and mainline station offering direct links to London. The seafront and local amenities are all within easy reach.

**ENTRANCE HALL** Fitted coats cupboard, range of push open drawers under the stairs, radiator, engineered wood floor.

**CLOAKROOM** Comprising low level w.c. UPVC double glazed frosted window, tiled floor, space for washing machine and tumble dryer.

**KITCHEN/BREAKFAST ROOM** Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, range of matching eye level wall cupboards, inset four ring gas hob with stainless steel extractor over, electric oven, space for fridge/freezer, plumbing for dishwasher, UPVC double glazed bay window, space for table and chairs, engineered wood floor, tiled splashback.

**LIVING/DINING ROOM** French doors onto garden, engineered wood floor, radiator.

## FIRST FLOOR

**LANDING** Linen cupboard housing hot water cylinder, radiator, UPVC double glazed window.

**BEDROOM 2** Fitted wardrobes, UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BEDROOM 4** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath, pedestal wash hand basin, low level w.c, heated ladder style towel rail, part tiled walls, tiled floor, UPVC double glazed window.

## TOP FLOOR

**MASTER SUITE** Range of fitted wardrobes, window seat with storage under, UPVC double glazed windows to front and rear, radiator, hatch with pull down ladder to fully boarded loft.

**ENSUITE SHOWER ROOM** Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, velux window, tiled floor, heated ladder style towel rail.

**OUTSIDE** Two allocated parking spaces, directly outside the house.

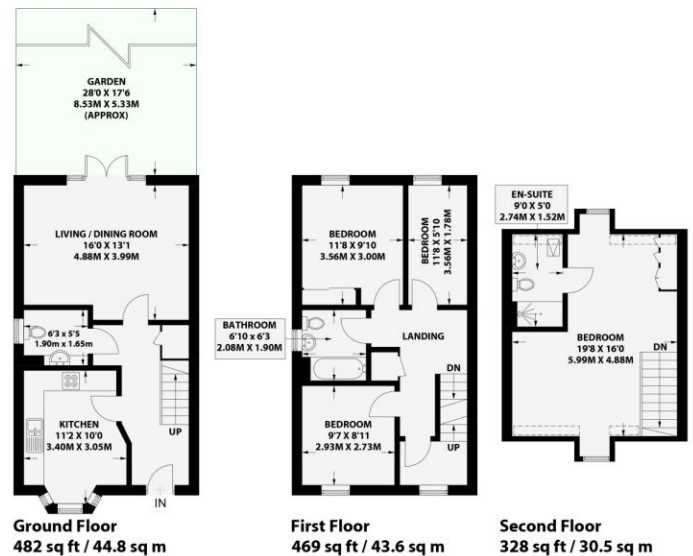
**WEST FACING REAR GARDEN** Recently landscaped with paved patio and area of lawn, fitted raised seating area and flower border, good size storage unit, gate offering side access.

## PORTSLADE MEWS

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1259 sq ft / 117.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1279 sq ft / 118.9 sq m



Ground Floor  
482 sq ft / 44.8 sq m

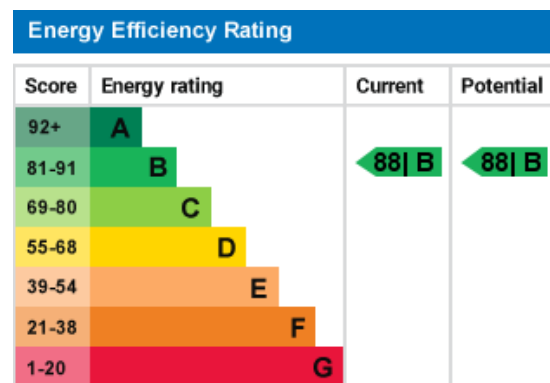
First Floor  
469 sq ft / 43.6 sq m

Second Floor  
328 sq ft / 30.5 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, dimensions, fittings and data shown is an approximate interpretation for illustrative purposes only.

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