



## 3 Portslade Mews

Portslade BN41 1AX

Asking Price: £568,000

- CONTEMPORARY FAMILY HOME
- FOUR BEDROOMS
- GOOD ROOM SIZES
- SOUTH FACING GARDEN
- END TERRACED HOUSE
- TWO ALLOCATED PARKING SPACES
- MASTER WITH ENSUITE
- CLOAKROOM

Whitlock & Heaps are delighted to present to market this versatile four-bedroom family home formally being the show home. This is the first south facing dual aspect end terraced house to be marketed since the buildings were developed. Boasting a modern feel throughout and spacious rooms, this family home is bright being fully double glazed and comes with two allocated parking spaces.

Bus routes operate locally making public transport throughout the city simple. You are in the catchment area of multiple nearby schools and local to Boundary Road with its vast array of shopping facilities, eateries and cafés. Portslade mainline train station is also located nearby for commutes out of the city. Portslade seafront is a short walk away and the A27 slip road can be easily accessed for travel out of the city.

**ENTRANCE HALL** Understairs storage housing solar system and meters, radiator, electrics above, thermostat, alarm system.

**KITCHEN** Incorporating stain steel bowl sink with mixer tap and drainer, marble work surfaces with cupboards below and matching eye level cupboards. Integrated dishwasher, washing machine and fridge freezer. Four ring electric hob with oven below and extractor above, cupboard housing gas fired 'Ideal' conventional boiler, additional extractor, UPVC double glazed bay window with northerly aspect plus separate westerly aspect UPVC double glazed window.

**CLOAKROOM** Radiator, pedestal wash hand basin, low level w.c, extractor.

**LIVING ROOM** Radiator, thermostat, double glazed double doors onto south facing garden, westerly aspect double glazed windows.

**FIRST FLOOR LANDING** Cupboard housing water tank, access to bedrooms and bathroom.

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

**BEDROOM 2** South facing dual aspect south/west UPVC double glazed windows, radiator.

**BEDROOM 3** Dual aspect West/North UPVC double glazed windows, radiator.

**BATHROOM** Panelled bath with shower over being tiled throughout, fitted heated towel rail, pedestal wash hand

basin, low level w.c, westerly aspect UPVC double glazed frosted window, extractor.

**DOOR TO TOP FLOOR** Housing radiator with stairs to:

**MASTER BEDROOM** Fitted wardrobes, dual aspect South/North UPVC double glazed windows, loft hatch above, radiators, door to:

**ENSUITE** Step in shower being tiled, UPVC double glazed Velux window, pedestal wash hand basin, fitted heated towel rail, low level w.c, extractor.

**OUTSIDE**

**SOUTH FACING GARDEN** Being mainly paved with Astro to rear, having an outdoor tap and gate for side access.

**FRONT** Two allocated parking spaces.

**Freehold**

**EPC Rating: B**

**Council Tax Band D** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

**PORTSLADE MEWS**

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA  
118.6 sq m / 1276 sq ft



whitlock & heaps  
Floor plan is for illustration and identification purposes only and is not to scale. Walls, gardens, balconies and terraces are built/there only and are not to scale. 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 (IPACS).  
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Measuring Points:  
S Storage Cupboard  
W Fitted Wardrobes  
G Garden Shrouded for Display  
St Skylight

Other:  
T Hot Water Tank  
FF Integrated Fridge / Freezer  
B Head Height Below 1.5m  
Solid

Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Solid

Certified Property Measure  
BESPOKE PROPERTY MARKETING

### Portslade Branch

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