



Melrose Avenue | Portslade | BN41 2LS

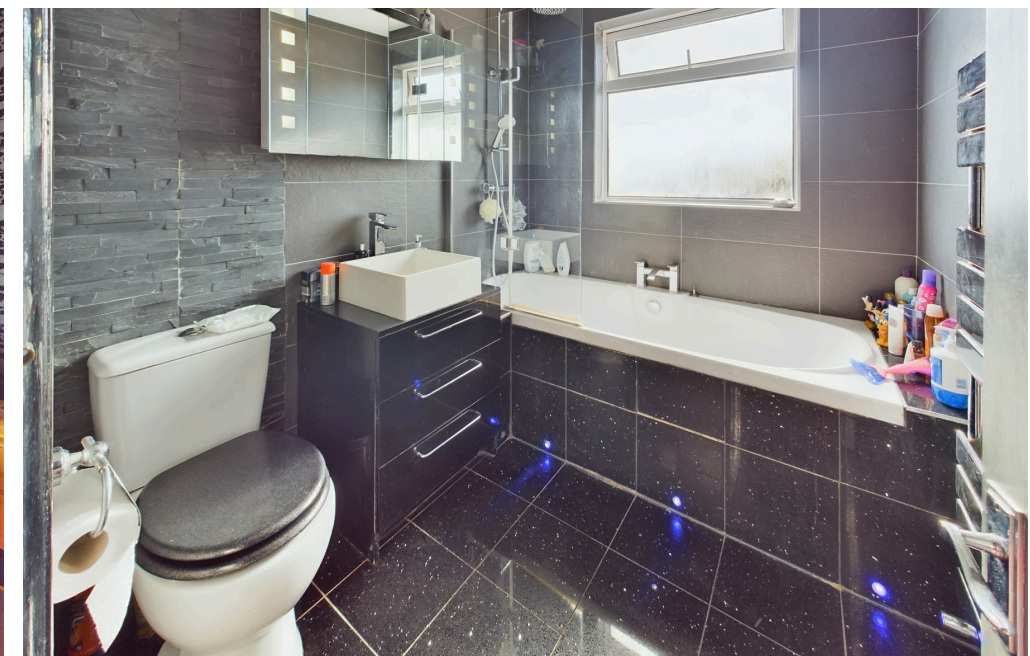
£500,000







We are delighted to offer for sale this spacious three bedroom semi detached family home situated within this popular Portslade location.





# Key Features

- Three Bedrooms
- Open Plan Kitchen/Diner
- Separate Lounge
- Off Road Parking
- Modern Family Bathroom
- Sun Trap Rear Garden
- Garage
- Scrope To Extend (Stnpc)
- Good School Catchment Area



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL East aspect. Comprising obscure glass pvcu double glazed window, wall mounted alarm system, radiator, wooden flooring, two light fittings, ceiling mounted smoke detector, understairs storage cupboard housing various meters.

SPACIOUS LOUNGE North/East aspect. Comprising pvcu double glazed bay window, feature gas fireplace, carpeted flooring, radiator, single light fitting.

OPEN PLAN DINER - THROUGH TO KITCHEN

Dining Area: South/West aspect. Comprising single light fitting, radiator, tiled flooring, pvcu double glazed sliding door through to conservatory, opening to:-

Kitchen Area: South/West and South/East aspect. Comprising roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor fan over, twin matching eye level ovens, space and provision for appliances including fridge, under counter freezer, dishwasher and washing machine. Two light fittings, tiled flooring.

CONSERVATORY South/West & South/East aspect. Comprising pvcu double glazed windows, tiled flooring, radiator, pvcu double glazed door out onto feature rear garden.

FIRST FLOOR LANDING South/East aspect. Comprising carpeted flooring, pvcu double glazed window, hatch with pull down ladder to loft access, being fully boarded.

CONTEMPORARY BATHROOM Comprising panel enclosed bath with recessed lighting having integrated shower attachment over, hand wash basin with vanity unit below, low flush wc, tiled flooring with underfloor heating, tiled walls, recessed lighting, heated towel rail, wall mounted vanity unit with feature LED lighting.

BEDROOM TWO South/West aspect with pleasant views over allotments. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator, built in wardrobes.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed bay window, carpeted flooring, single light fitting, radiator.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting.

## EXTERNAL

FRONT GARDEN Laid to block paving affording off road parking, side access, access to garage.

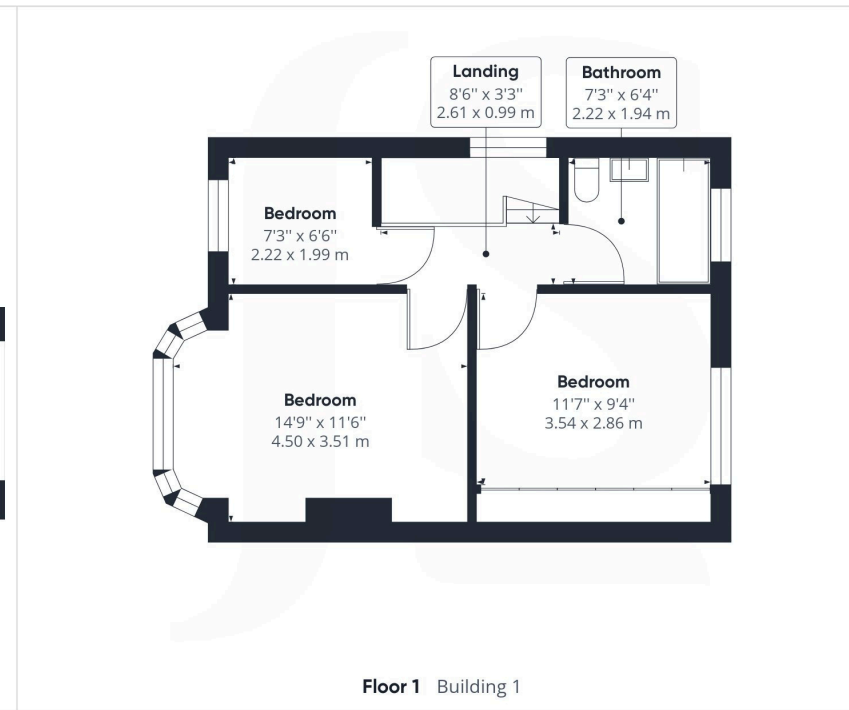
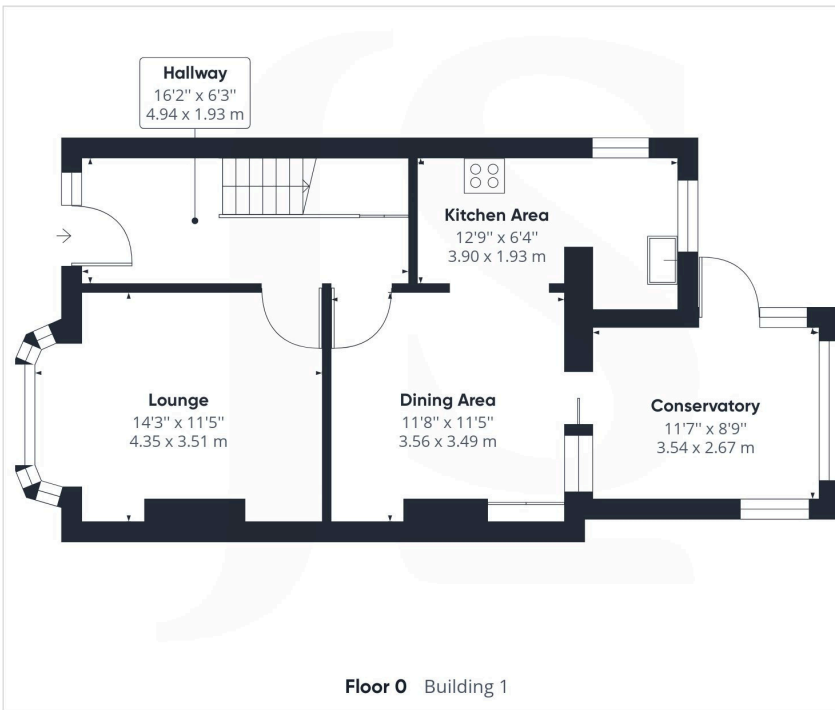
FEATURE SUN TRAP REAR GARDEN Stepping down onto large lawned area, side access, outside tap, door to garage, timber built shed, large pond, wall and fence enclosed.

## LOCATION

Situated near various amenities including Portslade and Southwick Railway Stations that offer links to Brighton, Hove and London. Brighton and Hove Buses offer links to surrounding areas of Shoreham, Southwick and Brighton & Hove. Comprehensive shopping facilities can be found approximately a mile away in either Southwick Square to the West and Boundary Road to the East.







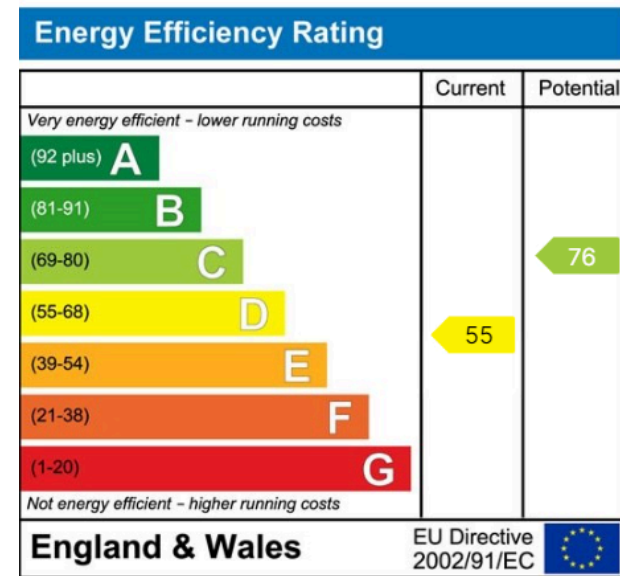
**Approximate total area<sup>(1)</sup>**

1147.64 ft<sup>2</sup>  
106.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC): 969 sqft

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.