



Rowan Close | Portslade | BN41 2PT

Guide Price £325,000





We are delighted to offer for sale this spacious two double bedroom mid terrace house situated in this popular Portslade cul-de-sac



# Key Features

- Two Double Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- Fitted Shower Room
- Feature Rear Garden
- Cul-De-Sac Location
- Scope For Improvement
- Distant Sea Views
- No Onward Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscure glass pvcu double glazed door through to:-

**ENTRANCE HALL** Comprising single light fitting, radiator, carpeted flooring, stairs to first floor landing, wall mounted storage cupboard with electric fuse box.

**SOUTH FACING SPACIOUS LOUNGE** South aspect. Comprising pvcu double glazed windows benefitting from distant sea view, single light fitting, coving, feature fireplace, carpeted flooring.

**KITCHEN/BREAKFAST ROOM** North aspect. Comprising pvcu double glazed windows, obscure glass pvcu double glazed door out onto feature rear garden, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, space for freestanding oven/cooker, space and provision for washing machine, slimline dishwasher and fridge/freezer, two light fittings, radiator, vinyl flooring, door to large understairs storage cupboard with shelving and housing gas meter, matching wall mounted cupboard housing newly fitted Glow worm combination boiler, space and provision for chest freezer.

**FIRST FLOOR LANDING** Comprising single light fitting, carpeted flooring, loft hatch access with pull down ladder and light, wall mounted heating control panel.

**SPACIOUS MAIN BEDROOM** South aspect benefitting from distant sea views. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator.

**BEDROOM TWO** North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single radiator, various power points.

**FAMILY SHOWER ROOM** North aspect. Comprising obscure glass pvcu double glazed window, walk in curved shower cubicle with integrated shower attachment over and fully tiled walls, hand wash basin with tiled splashbacks and vanity unit below, low flush wc, vinyl flooring, radiator, towel rail, single light fitting, large storage cupboard with slatted shelving.

## EXTERNAL

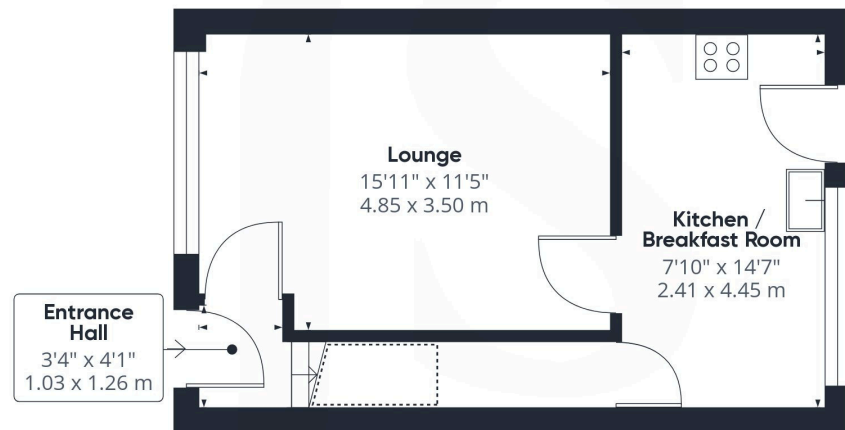
**FRONT GARDEN** Laid to patio with path to front door and gate to side access.

**REAR GARDEN** Stepping out onto patio area leading onto lawned area and further patio area, various tree and plant borders, timber built shed, fence enclosed, outside tap, gate to side access.

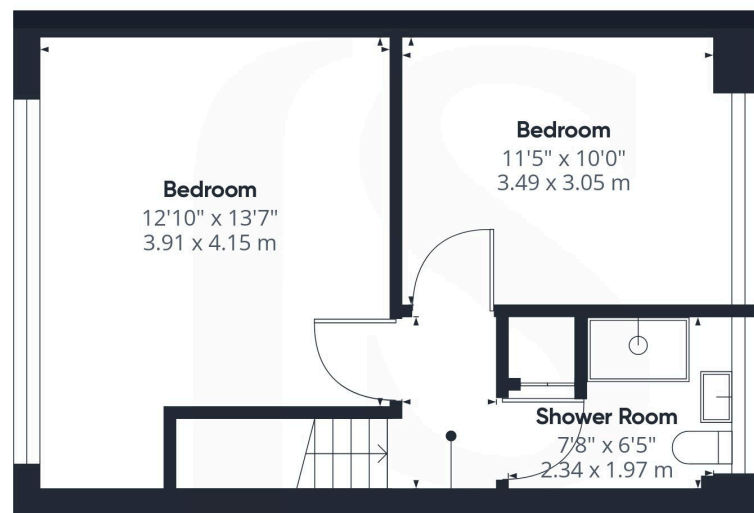
## LOCATION

Situated in a popular location close to local shops in Portslade Old Village. Bus services run nearby having direct routes to Portslade town centre and onward through to Brighton. Local supermarkets including Sainsburys and Tescos can be found a short driveway to the East and West respectively. A variety of Schools are nearby and within walking distance, as is Easthill Park open space, being within half a mile of bridle path in Mile Oak Gardens leading on to the South Downs.





Floor 0



Floor 1



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

744.11 ft<sup>2</sup>  
69.13 m<sup>2</sup>

**Reduced headroom**

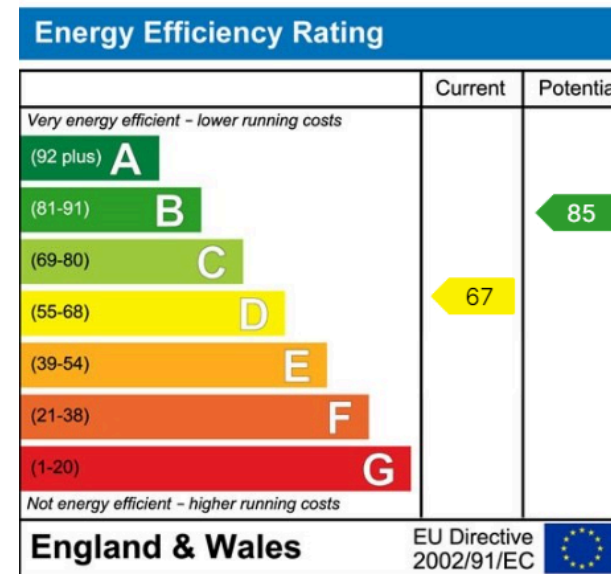
14.26 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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: 764 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.