



Rowan Close | Portslade | BN41 2PT

Offers Over £350,000



We are delighted to offer for sale this spacious three bedroom semi detached family home situated in this popular cul-de-sac benefitting from no onward chain.



Key Features

- Three Bedrooms
- Semi Detached House
- Sun Trap Rear Garden
- Open Plan Lounge Dining Room
- Spacious Kitchen
- No Ongoing Chain
- Cul-De-Sac Location
- Scope For Improvement
- Garage In Nearby Compound



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Obscure glass pvc double glazed door through to :-

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

OPEN PLAN LOUNGE DINING ROOM West aspect. Comprising pvcu double glazed sliding door and obscure glass pvcu double glazed door both leading out onto sun trap rear garden , carpeted flooring, wall mounted electric fire, two wall mounted lights, single ceiling mounted light fitting, fitted under stairs storage cupboard housing gas meter.

SPACIOUS KITCHEN East aspect. Comprising pvcu double glazed window, radiator, vinyl flooring, roll edge laminate works surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, matching cupboard housing ideal combination boiler, space and provision for oven cooker with extractor fan over, tiled splashback, space and provision for washing machine, dishwasher and fridge/freezer.

FIRST FLOOR LANDING Comprising carpeted flooring, single light fitting, ceiling mounted smoke detector.

MAIN BEDROOM West aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator, fitted wardrobe with mirror fronted sliding doors, hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, single light fitting, original floorboards.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, radiator, original floorboards, light fitting.

BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with Triton electric shower over, pedestal hand wash basin, low flush wc, fully tiled walls, radiator, carpeted flooring, fitted storage cupboard with slatted shelving.

EXTERNAL

FRONT GARDEN Laid to shingle being dwarf wall enclosed, side gate, outside tap.

WEST FACING FEATURE SUN TRAP REAR GARDEN Stepping out onto patio area leading further onto large patio then onto lawned area with various shrubs and plant borders, timber built shed, gate to side garden.

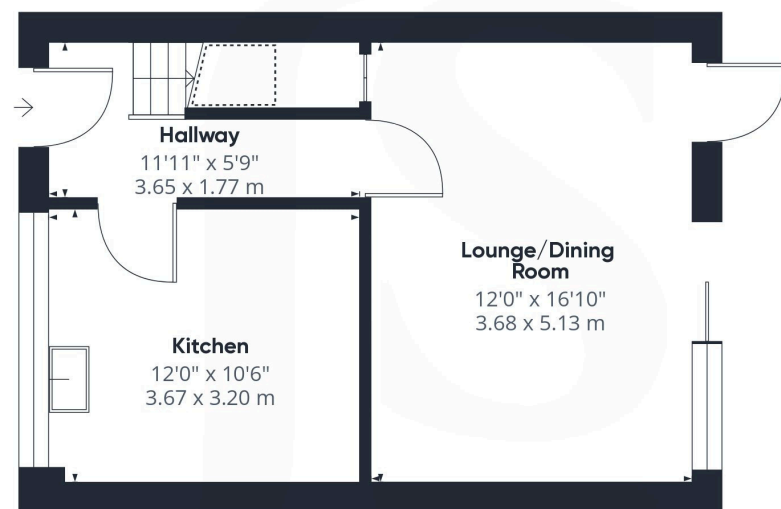
SIDE GARDEN Being laid to lawn with dwarf wall and mature hedge row, gate to rear garden.

GARAGE In nearby compound

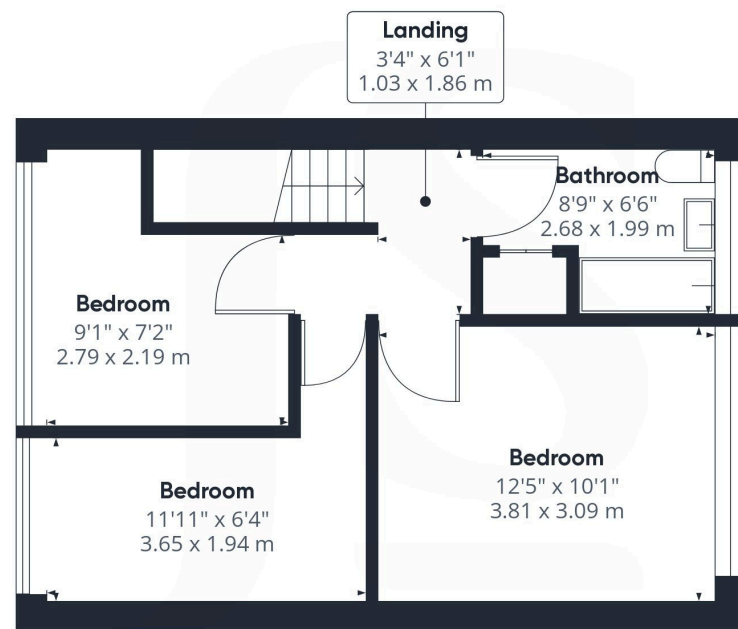
LOCATION

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⁽¹⁾
797.8 ft²
74.12 m²

Reduced headroom
7.72 ft²
0.72 m²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 829 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.