



Dean Close | Portslade | BN41 2FS

£375,000

JS
jacobs|Steel



We are delighted to offer for sale this well presented two double bedroom semi detached house situated in this popular Portslade cul-de-sac benefitting from views over South Downs.



Key Features

- Two Double Bedrooms
- Semi Detached House
- South Facing Rear Garden
- Dual Aspect Lounge
- Newly Fitted Bathroom
- Modern Kitchen
- Views Over South Downs
- Cul-De-Sac Location



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Obscure glass pvcu double glazed door through to:-

ENTRANCE HALL North aspect. Comprising single light fitting, radiator, laminate flooring, stairs to first floor. Opening to:-

DUAL ASPECT LOUNGE North and East aspect. Comprising pvcu double glazed windows benefitting from panoramic distant downland and roof top views, radiator, laminate flooring, single light fitting, door through to:-

MODERN FITTED KITCHEN South aspect. Comprising single glazed wooden framed windows, wooden door through to conservatory. Roll edge work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, matching integrated dishwasher, space and provision for 8 ring range style cooker with extractor fan over, tiled splashbacks, matching integrated fridge/freezer, contemporary wall mounted radiator, single light fitting, laminate flooring, understairs storage cupboard.

CONSERVATORY South and East aspect. Comprising pvcu double glazed windows having distant roof top views, pvcu double glazed double doors out onto feature South facing rear garden, carpeted flooring, radiator, space and provision for washing machine and tumble dryer.

FIRST FLOOR LANDING Comprising carpeted flooring, loft hatch access, single light fitting, fitted cupboard with shelving.

MAIN BEDROOM North aspect. Comprising pvcu double glazed windows benefitting from panoramic distant downland and roof top views and St Helens Park, carpeted flooring, single light fitting, radiator, fitted cupboard with shelving.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, cupboard housing newly fitted Vaillant combination boiler.

NEWLY FITTED BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basin with mixer tap and tiled splashbacks, heated towel rail, step in shower cubicle with integrated shower attachment over, tiled walls, feature curved glass screen, wall mounted smart mirror, single light fitting, extractor fan, tiled flooring.

EXTERNAL

FRONT GARDEN Steps up to front door, laid to bark shavings with mature shrubs and plants, pathway leading to side access.

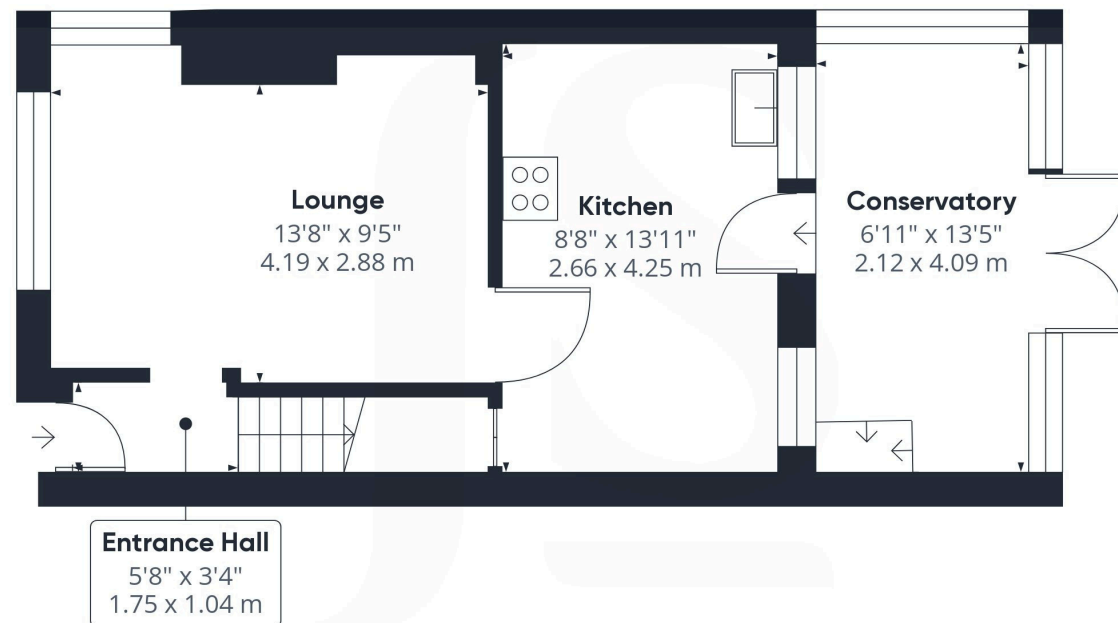
SOUTH FACING REAR GARDEN Stepping out onto large patio area stepping up onto large lawned area leading further onto raised patio area, various tree, plant and shrub borders, side access, two timber sheds, outside tap.

LOCATION

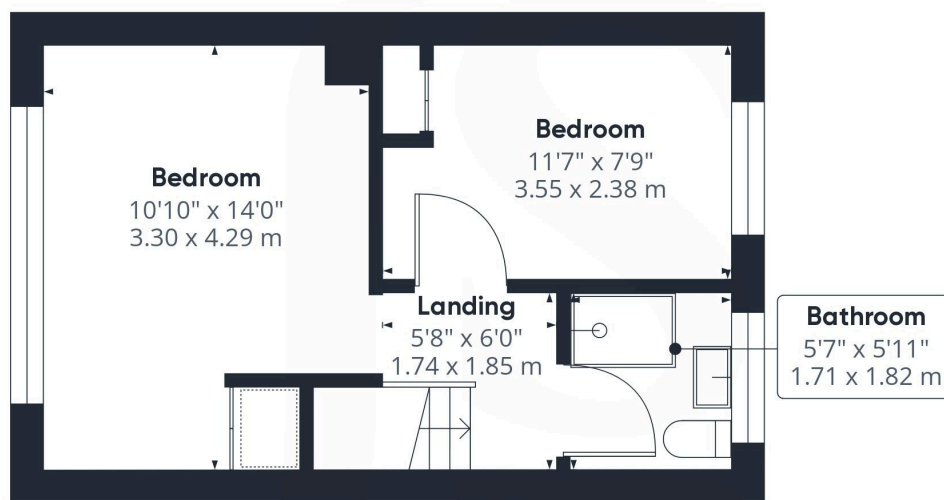
Being within comfortable reach of local shops, schools for all age groups and the Sainsburys Superstore. Boundary Road with its comprehensive range of shopping facilities and mainline railway station is within 1/2 of a mile in distance. The property is conveniently located giving easy access to the Brighton by-pass, which in turn leads onto the A23/M23 to Gatwick Airport, Crawley and London.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1

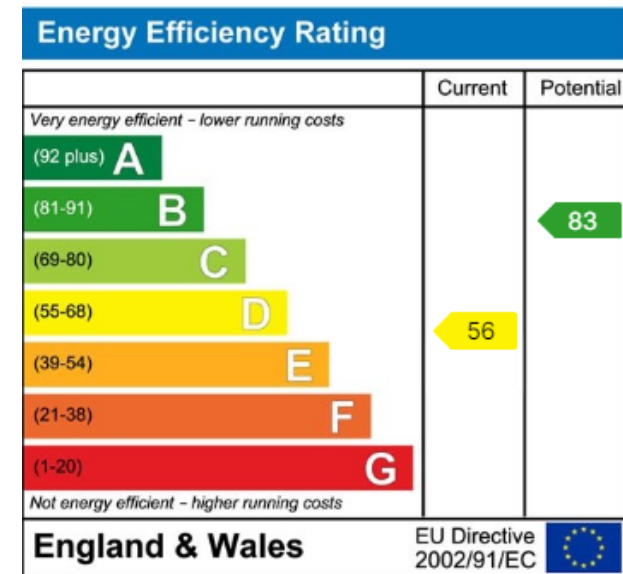


Approximate total area⁽¹⁾
702.82 ft²
65.29 m²

(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: 635 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.