



Swallows Rise, Portslade

Offers Over **£350,000**



Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Two Double Bedrooms
- Semi Detached
- Modern Fitted Bathroom
- Downstairs Wc
- Spacious Kitchen
- Open Plan Lounge/Dining Room
- Allocated Parking
- Remainder Of 10 Year NHBC Warranty
- Pleasant Views Over South Downs and Distant Sea Views
- No Onward Chain

We are delighted to offer for sale this spacious two double bedroom semi detached house benefitting from South facing garden situated in this new development.

Situated close to the downs and within a half a mile of local shops and amenities and within a few minutes drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton





Composite private front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, carpeted flooring, single light fitting, door to:-

OPEN PLAN LOUNGE/DINER South aspect. Comprising pvcu double glazed windows and double doors out onto South facing feature rear garden with distant sea and downland views. Radiator, carpeted flooring, single light fitting, understairs storage cupboard.

MODERN FITTED KITCHEN North aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring gas hob with oven below and extractor fan over, matching integrated fridge/freezer, dishwasher and washing machine, matching cupboard housing wall mounted combination boiler, vinyl flooring.

GROUND FLOOR WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, radiator, pedestal hand wash basin with mixer tap and tiled splashbacks, vinyl flooring.

FIRST FLOOR LANDING Comprising radiator, carpeted flooring, loft hatch access, single light fitting,

SOUTH FACING MAIN BEDROOM Comprising pvcu double glazed window benefitting from distant sea and downland views, carpeted flooring, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with distant downland views, carpeted flooring, overstairs cupboard with shelving.

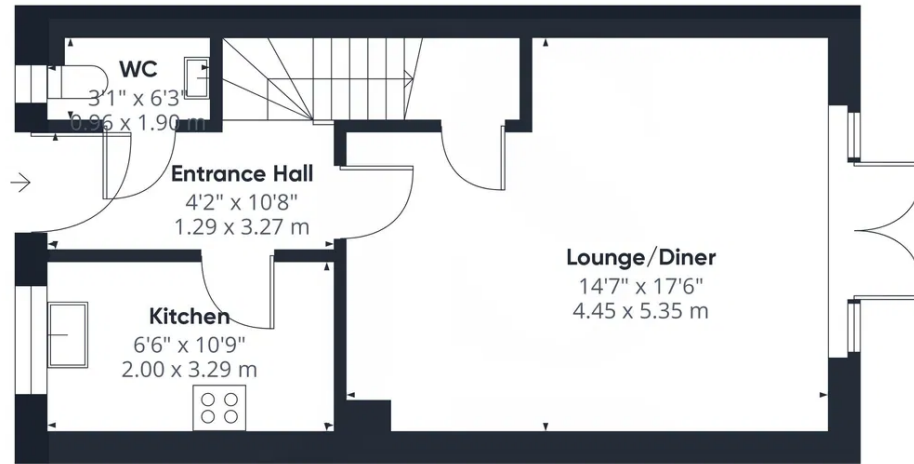
MODERN FITTED BATHROOM Comprising panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, pedestal hand wash basin, low flush wc, large heated towel rail, vinyl flooring.

FRONT GARDEN Pathway leading to front door and around to side access, laid to slate chippings.

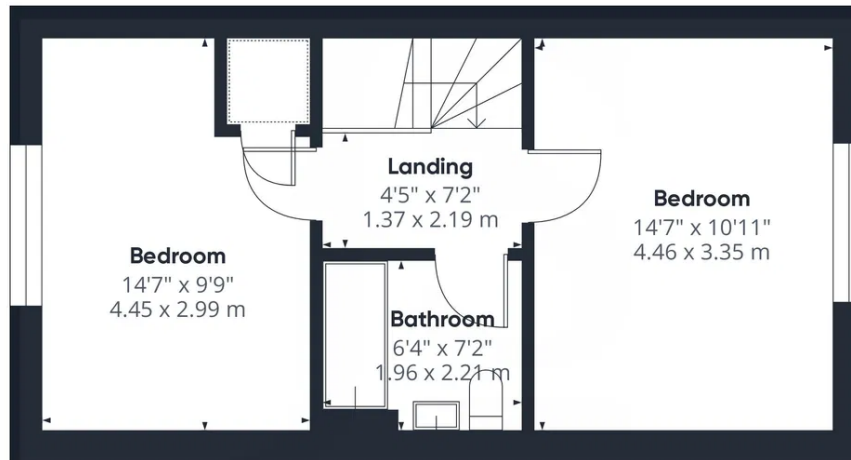
SOUTH FACING REAR GARDEN Stepping out onto patio area leading out onto lawned area steps down to lawn area and steps down to further lawned area, timber built shed, outside tap, gate to side access.

ALLOCATED PARKING SPACE

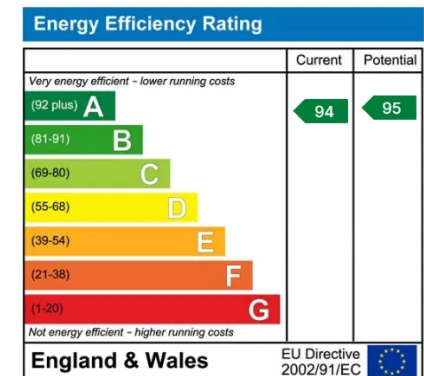




Floor 0



Floor 1



Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.