



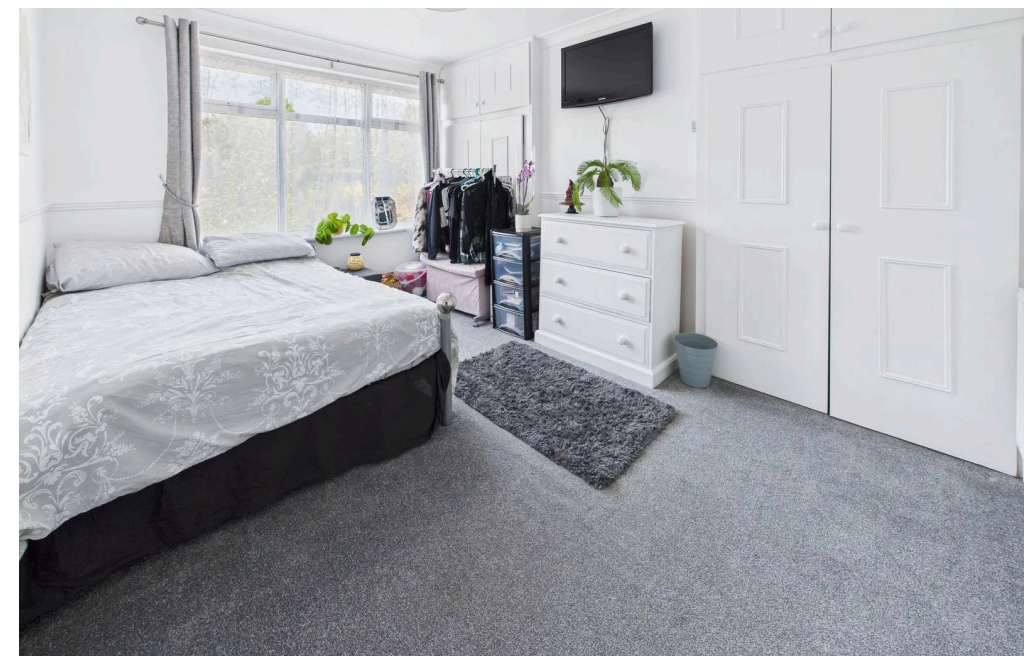
Highlands Road | Portslade | BN41 2BN

Guide Price £565,000





We are delighted to offer for sale this spacious five bedroom two bathroom semi detached family house situated in this popular Portslade location.





# Key Features

- Well Presented Throughout
- Semi Detached Five Bedroom Family Home
- Family Bathroom And Shower Room
- Ground Floor Wc
- Open Plan Lounge/Dining Room
- L Shaped Kitchen/Breakfast Room
- Off Road Parking
- Sun Trap Rear Garden
- Good School Catchment Area
- Popular Portslade Location

**5 Bedrooms**

**2 Bathroom**

**1 Reception Room**

## INTERNAL

Pvcu double glazed door into:-

ENTRANCE PORCH Comprising pvcu double glazed windows, vinyl flooring, wooden front door through to:-

ENTRANCE HALL Comprising wood effect Amtico flooring, dado rail, decorative light fitting, stairs to first floor, understairs storage cupboards, wall mounted heating controls.

GROUND FLOOR WC West aspect. Comprising obscure glass pvcu double glazed window, high flush wc, contemporary bowl hand wash basin set into wooden stand with mixer tap, part tiled walls. wall mounted light fitting with directable spotlights.

OPEN PLAN LOUNGE/DINER South aspect.

Lounge: Comprising pvcu double glazed bay window, wood effect Amtico flooring, dado rail, decorative light fitting with ceiling rose, feature ornate fireplace with inset electric fire, coving, opening through to :-

Dining Area: Comprising radiator, wood effect Amtico flooring, dado rail, decorative light fitting with ceiling rose, coving, door to entrance hall, opening through to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM West and North aspect. Comprising two pvcu double glazed windows, pvcu double glazed double doors out to rear garden, wood effect Amtico flooring, contemporary high gloss base and eye level units with roll top laminate worksurface and tiled splashback. Inset four ring gas hob with oven below and extractor fan over, space for freestanding fridge/freezer, space and plumbing for washing machine and dryer, under unit and kickboard lighting, wrap around breakfast bar with seating for approximately six, radiator, sunken spotlights.

FIRST FLOOR LANDING West aspect. Comprising original stained glass window, dado rail, stairs to Second floor.

BEDROOM FIVE North aspect. Comprising pvcu double glazed window, dado rail, radiator, carpeted flooring, coving, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, dado rail, carpeted flooring, coving, single light fitting, rang of built in storage cupboards.

BEDROOM ONE South aspect. Comprising pvcu double glazed bay window, radiator, dado rail, carpeted flooring, decorative light fitting with ceiling rose, range of built in mirrored storage cupboards.

## INTERNAL CONTINUED....

FIRST FLOOR BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, freestanding roll top bath with telephone style mixer tap and shower attachment, pedestal hand wash basin, wall mounted mains powered illuminating mirrored cabinet, high flush wc, tiled flooring, fully tiled walls, chrome ladder style heated towel rail, inset spotlights, extractor fan.

SECOND FLOOR LANDING West aspect. Comprising pvcu double glazed window, carpeted flooring, decorative light fitting.

SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, corner shower cubicle with modern fitted jet shower and foldaway seat, pedestal hand wash basin, wall mounted mains powered illuminating mirrored cabinet, chrome ladder style heated towel rail, fully tiled walls, tiled flooring, inset spotlights, extractor fan.

BEDROOM FOUR North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, inset spotlights.

BEDROOM THREE South aspect with sloping ceilings. Comprising two velux windows, radiator, carpeted flooring, inset spotlights.

## EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking, gate to side access.

SUN TRAP REAR GARDEN Stepping out onto decked area with further raised decked area leading onto large artificial lawn area having various borders with mature flowers, shrubs and trees, gate to side access.

## LOCATION

Situated in the popular Foredown/Benfield area of Portslade close to West Hove, benefitting from being within 200 meters of access to Easthill Park (via Park Close) with other local parks such as Victoria Park also being nearby. Public transport can also be found closeby with bus routes at the bottom of Foredown Drive leading to Brighton & Hove or to Shoreham Town Centre to the East and West respectively, and Portslade Railway Station being approximately a 15 minute walk away to the South. Schools for all age groups are within the area as are local shops and leisure facilities in Portslade Community College. More comprehensive shopping facilities can be found in Boundary Road and approximately 3/4 of mile away there is a Sainsburys Superstore including Argos. Hove Lagoon is in close proximity providing watersports, cafes, play parks and direct access to the seafront.



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



