



Lucerne Close, Portslade

Offers Over **£600,000**



Property Type: Semi Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: C

- Four/Five Bedroom Semi Detached House
- Main Bedroom With Juliette Balcony & Ensuite
- Triple Aspect Modern Kitchen/Breakfast Room
- Spacious Lounge
- Open Plan Dining Room/Reception Room
- Contemporary Wrap Around Garden
- Off Road Parking
- Accommodation Over Three Floors
- Cul-De-Sac Location
- Close Proximity To Easthill Park

We are delighted to offer for sale this extended four/five bedroom semi detached family home situated on this generous corner plot benefitting from cul-de-sac location.

Situated in this popular, leafy residential location on gently rising ground, a stone's throw from Easthill Park and in comfortable reach of local shops, the Downs, schools for all age groups and the Sainsbury's 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 bypass, which in turn leads onto the A23/M23 to Gatwick Airport, Crawley and London.





Private wooden front door with obscured glass window into :-

LARGE OPEN ENTRANCE HALL North/East aspect. Comprising wooden framed obscured glass window, lvt flooring, leading to :-

INTERNAL HALLWAY South/East aspect. Comprising stairs to first floor landing, lvt flooring, two light fittings, wall mounted radiator with attractive wooden surround, understairs storage cupboard, wall mounted heating control panel.

MODERN OPEN PLAN WREN KITCHEN Triple aspect being South/East, North/East and South/West aspects. Wren kitchen fitted in 2021 and has 25 year guarantee. Comprising two pvcu double glazed windows, pvcu double glazed doors leading out on to feature rear garden, tiled flooring, laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl sink unit with contemporary mixer tap, space and provision for washing machine dishwasher and tumble dryer, inset four ring induction hob with extractor fan over, twin double oven below, space and provision for American style fridge/freezer, laminate work surface breakfast bar with cupboards below with seating for five, radiator, recessed lighting, three pendant lights.

GROUND FLOOR WC Comprising low flush wc, contemporary hand wash basin with mixer tap, tiled walls, tiled flooring, recessed light, extractor fan.

DINING ROOM South/West aspect. Comprising lvt flooring, radiator, single light fitting with directable spotlights, feature coving, double doors opening into :-

SPACIOUS LOUNGE North/East aspect. Comprising pvcu double glazed window, lvt flooring, single light fitting with directable spotlights, feature coving, feature fireplace with attractive tiled hearth and wooden surround.

THIRD RECEPTION ROOM South/West and South/East aspect. Comprising vaulted ceiling with exposed beam and two velux windows, pvcu double glazed bifolding doors out to rear garden, pvcu double glazed window, radiator, lvt flooring.

FIRST FLOOR LANDING South/East aspect. Comprising pvcu double glazed window overlooking pleasant greensward with mature trees, storage cupboard with slatted shelving.

MODERN MAIN BATHROOM South/West aspect. Comprising obscure glass pvcu double glazed window, fully tiled walls, tiled flooring, panel enclosed bath with integrated shower attachment over, contemporary recessed shelving, ladder style heated towel rail, low flush wc, hand wash basin with mixer tap, single light fitting with directable spotlights.

BEDROOM THREE South/West aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting, recessed lighting, radiator, coving, fitted wardrobe mirrored sliding doors having hanging rail and shelving.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window, radiator, fitted wardrobe with mirrored sliding doors having hanging rail and shelving, coving, single light fitting.

BEDROOM FIVE/STUDY North/East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, coving.

SECOND FLOOR LANDING South/East aspect. Comprising pvcu double glazed window overlooking greensward, carpeted flooring, velux window, single light fitting.

BEDROOM ONE South/West aspect. Comprising pvcu double glazed window and juliette balcony benefitting from distant sea views, carpeted flooring, radiator, single light fitting, door through to:-

ENSUITE South/West aspect. Comprising pvcu double glazed window, contemporary freestanding bath with hand shower attachment, walk in shower cubicle with integrated shower attachment, fully tiled walls, extractor fan, tiled flooring, single light fitting with directable spotlights, low flush wc, hand wash basin with contemporary mixer tap, ladder style heated towel rail.

BEDROOM FOUR North/East aspect. Comprising two Velux windows, radiator, carpeted flooring, eaves storage access, single light fitting.

FRONT GARDEN Laid to block paving providing ample off street parking for multiple vehicles, mature shrubs, bushes and plants, gate to side access.

FEATURE WRAP AROUND REAR GARDEN From the bifolding doors in Reception room, steps leading down to artificial lawn area, timber built summerhouse, palm tree, steps up to feature outdoor kitchen/entertaining area with built in bar having seating for four, integrated grill/barbecue, modern pergola with space for hot tub having external power points and outside tap, further palm tree, contemporary pathway leading around to side having steps up to raised garden area with artificial lawn area with mature shrubs, trees and bush borders. Side patio area with gate leading to front. Outside lighting, fence enclosed.





GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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