



Trafalgar Road, Portslade

Offers Over **£425,000**



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Four Bedrooms
- Mid Terrace Family Home
- Modern Family Bathroom
- Accommodation Over Three Floors
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Downstairs Wc
- West Facing Rear Garden
- Close To Victoria Park
- Within Walking Distance Of Portslade Railway Station

We are delighted to offer for sale this spacious four bedroom mid terrace family home situated in this popular South Portslade location.

Situated near various local amenities and being within half a mile of Portslade Railway Station and comprehensive shopping facilities in Boundary Road to the East. Alternatively Southwick Railway Station and Southwick Square shopping facilities can be found around 1.5 miles to the West. Local bus routes run nearby offering links to surrounding areas of Shoreham, Southwick and Brighton & Hove.





Leaded light obscured glass pvcu double glazed door through to:-

ENTRANCE HALL East aspect. Comprising solid wood flooring, radiator, dado rail, obscured glass window, glazed and wooden door through to:-

INTERNAL HALLWAY Comprising solid wood flooring, dado rail, radiator, wooden staircase to first floor, glazed wooden bifold doors through to:-

DINING AREA West aspect. Comprising solid wood flooring, double glazed French doors out to rear garden, built in storage cupboard, dado rail, feature coving, two wall lights, opening through to:-

LOUNGE AREA East aspect. Comprising pvcu double glazed sash windows into bay, solid wood flooring, radiator, feature gas fire with ornate fireplace having detailed tiled inserts and attractive wooden surround with granite hearth. feature coving, single light fitting with feature ceiling rose.

FITTED KITCHEN North aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with contemporary mixer tap, space and plumbing for fridge/freezer, washing machine and dishwasher. Inset four ring gas hob with extractor fan over, integrated eye level oven and grill, tiled splashbacks, vinyl flooring, recessed lighting, storage cupboard housing Ideal combination boiler. Frosted glass wooden door through to:-

TRIPLE ASPECT SUN ROOM South, West and North aspect. Comprising pvcu double glazed windows, pvcu double glazed French doors out to rear garden, radiator, wall mounted directable spotlights, polycarbonate roof, door to:-

GROUND FLOOR WC Comprising low level flush wc with integrated sink with mixer tap, dado rail, tiled flooring, skylight, recessed lighting.

SPLIT LEVEL FIRST FLOOR LANDING Wooden staircase, carpeted flooring, dado rail, stairs to second floor.

BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, feature coving, single light fitting.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, feature fireplace, built in storage cupboard.

BEDROOM TWO East aspect. Comprising double glazed sash window, radiator, carpeted flooring, feature fireplace with wooden surround, single light fitting with ceiling rose, feature coving.

SECOND FLOOR SPLIT LEVEL LANDING Having restricted head height. Comprising double glazed Velux window, sliding doors to eaves storage, dado rail, wall mounted directable spotlights.

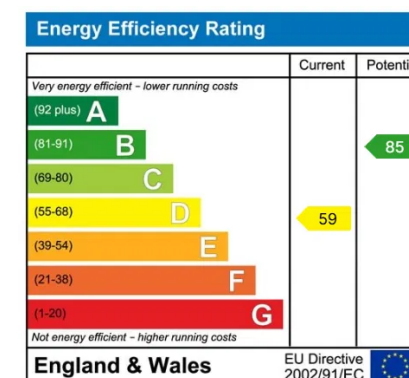
FAMILY BATHROOM West aspect. Comprising obscured glass pvcu double glazed window, double glazed Velux window, pedestal hand wash basin, contemporary heated towel rail, step in corner shower cubicle with wall mounted shower, freestanding roll top bath with telephone style mixer tap, low flush wc, recessed lighting, part tiled walls.

BEDROOM ONE Having restricted head height. Comprising double glazed Velux window, laminate flooring, radiator, recessed lighting,

FRONT GARDEN Wooden gate leading to path way to front door, paved patio area, dwarf wall enclosed.

WEST FACING REAR GARDEN Large wooden decked area stepping down onto further decked area, leading onto lawn area, two patio areas with space for garden seating, various mature shrubs and trees, two palm trees, timber built shed, wall and fence enclosed,





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.