

32 Queens Road, Brighton, BN1 3YE

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Chilcote Road, Portsmouth, PO3 6HY Asking Price £320,000 Freehold

Located in the highly sought-after Baffins area, this charming end-terraced home offers a perfect first time buyers home. The property boasts three generously sized double bedrooms and retains beautiful features including ceiling roses and an open fireplace, creating a warm and homely atmosphere throughout.

The spacious layout includes two W/Cs, a light-filled conservatory, and a well-appointed kitchen with the potential to extend and create a larger open-plan space. Outside, the home benefits from off-road parking for two vehicles, a front garden, and close proximity to excellent local schools and amenities, making it ideal for families.

There is huge potential to extend into the dining room or conservatory, subject to planning.

Viewings are highly recommended to truly appreciate the potential this property holds.

Council tax band C £1938.59 PA



Entrance Hall

Wood flooring, plain walls and ceiling. Gas and electric meters, understairs storage. Carpet to stairs. Radiator

Living Room

12'1" x 14'9" (into bay) x11'9" (3.7 x 4.5 (into bay) x3.6)
Double glazed bay fronted window. Wood flooring, plain walls and ceiling. Ceiling rose and coving. Open fire with surround. Wall lights. Radiator

Dining Room

11'9" x 10'9" (3.6 x 3.3)
Wood flooring, plain walls and ceiling, ceiling rose. Double glazed window to rear aspect. Radiator

Kitchen

8'11" x 6'10" (2.72 x 2.10)
Wall and base units, tiled back splash. Lino to floor. Space for cooker, fridge freezer and washing machine. double glazed window. Door to pantry and conservatory.

Pantry

3'7" x 3'1" (1.1 x 0.95)
Wall and base unit. Double glazed window.

Conservatory

11'8" x 5'9" (3.56 x 1.76)
Tile flooring, double glazed windows. Access to downstairs WC

Downstairs WC

Victorian style toilet with tiled flooring

Upstairs Hallway

Carpet to floor. Loft access where combi boiler is located. Doors to all 3 bedrooms and family bathroom.

Bedroom One

11'9" x 11'9" (3.60 x 3.60)
Carpet to floor. Plain walls and ceiling. Double glazed window to front aspect. Sharps built in wardrobe, with lighting and built in chest of drawers. Radiator

Bedroom Two

11'9" x 9'1" (3.6 x 2.78)
Wood flooring, double glazed window to rear aspect, plain walls. Radiator

Bedroom Three

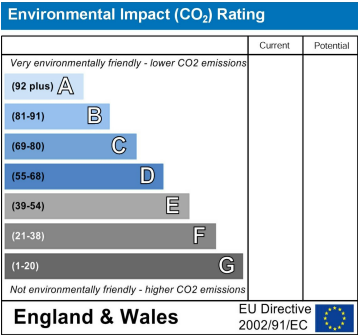
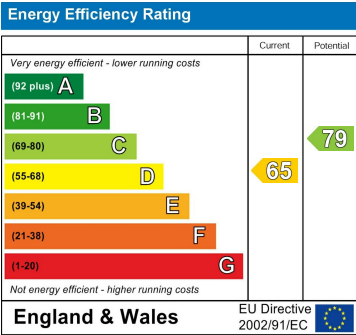
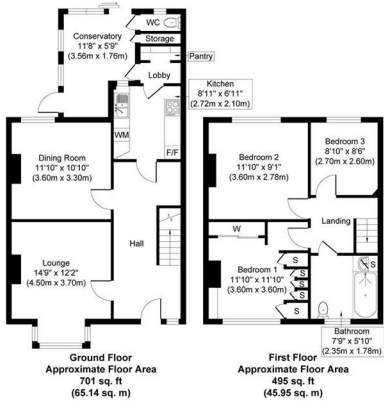
8'10" x 8'6" (2.7 x 2.6)
Wood flooring, double glazed window to rear aspect, plain walls. Radiator

Family Bathroom

7'8" x 5'10" (2.35 x 1.78)
White L shaped bath with shower overhead, mixer tap to bath. Obscure double glazed window to front aspect. WC .Sink with mixer tap and vanity below. Lino to floor. Tiled walls. Access hatch for shower pipes.

Garden

Double gate to side of property, with access to the garden with parking for 2 cars. Slabs and lawned area. Shed



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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