



33 Gladstone Road | Portslade | BN41 1LJ

**** Video Tour Available **** Guide price £400,000 to £425,000 Harrison Brant are delighted to offer to the market this spacious four bedroom family home, enjoying a popular residential setting close to a good range of local amenities, schools and public transport links, the well planned and generous accommodation is arranged over three floors and comprises an entrance porch, entrance lobby, a good size lounge, modern fitted kitchen / dining room and a conservatory extension to the rear. The first floor provides three good size bedrooms, a family bathroom facility and access to the properties second floor and main bedroom. Externally the property provides off street parking for up to three vehicles and a pleasant rear garden complete with detached workshop / store facility. EPC Rating C69.

Guide Price £400,000 to £425,000

- Generous accommodation
- Popular location
- Close to local amenities
- Good size lounge
- Modern fitted kitchen / dining room
- Conservatory
- Pleasant rear garden with detached workshop
- Off street parking for up to three vehicles



Property Description

PART GLAZED FRONT DOOR TO ENTRANCE PORCH

Windows to both front and side aspect and part glazed door to entrance lobby.

ENTRANCE LOBBY

Stairs rising to first floor landing, radiator and door to lounge.

LOUNGE

15' 8" approx x 12' 3" approx (4.78m x 3.73m) Window to front aspect, feature fireplace, radiator, coving, wood effect flooring, dado rail and part glazed door to kitchen / dining room.

KITCHEN / DINING ROOM

18' 9" approx x 8' 5" approx (5.72m x 2.57m) Window and glazed sliding patio door to rear aspect, a range of re-fitted wall and floor units and drawers with work top space over, incorporating a single bowl single drainer sink unit with central mixer taps, a 4 ring induction hob with cooker hood above, fitted electric oven and combination microwave, feature larder cupboard, integrated dish washer, space for washing machine and fridge/freezer, coving, built in storage cupboard, tiled splash backs, and wall mounted gas fired boiler.

CONSERVATORY

12' 6" approx x 7' 8" approx (3.81m x 2.34m) Triple aspect with windows to both sides and rear aspects, glazed double doors to rear garden, radiator and wood effect flooring.

FIRST FLOOR LANDING

Window to side aspect and door with stairs leading to second floor bedroom 1.

BEDROOM 2

12' approx x 9' 04" approx (3.66m x 2.84m) Window to front aspect, radiator and coving.

BEDROOM 3

10' 8" approx x 8' 06" approx (3.25m x 2.59m) Window to rear aspect, radiator and coving.

BEDROOM 4

9' 6" max approx x 8' 9" approx (2.9m x 2.67m) Window to front aspect, radiator and coving.

FAMILY BATHROOM

Window to rear aspect, panel enclosed bath with fitted shower over and screen, pedestal wash hand basin, low level flush WC, heated towel rail and tiled walls.

SECOND FLOOR BEDROOM 1

19' 4" max approx x 10' 06" approx (5.89m x 3.2m) Two Velux windows to front aspect and Velux window to rear, radiator and built in eave storage cupboard.

OUTSIDE

TO THE FRONT

Brick block parking area for up to three vehicles with gated side access.

TO THE REAR

Paved patio area and pathways with further paved terrace, detached workshop / store, flower & shrub borders.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

44 Southwick Square
Southwick
West Sussex
BN42 4FJ

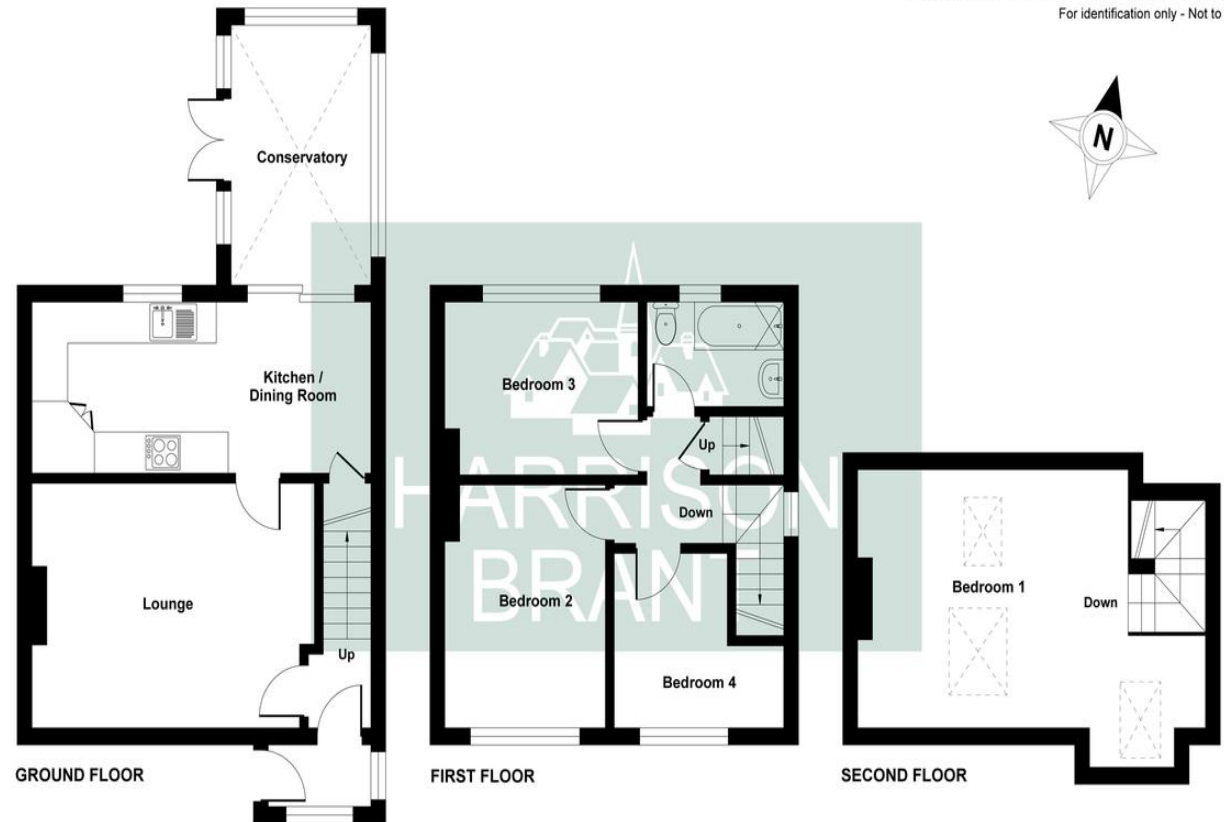
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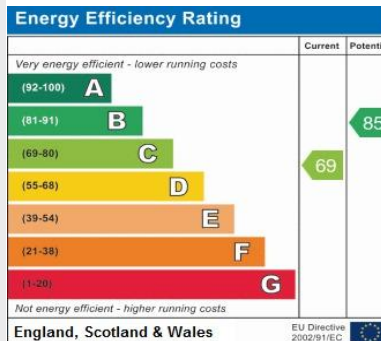
Gladstone Road, Portslade, BN41

Approximate Area = 1164 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Harrison Brant Ltd. REF: 715946



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.
Items shown in the photographs are not necessarily included in the sale.
VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT
VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.



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