



Drove Road, Portslade, BN41 2PA
Offers Over £455,000

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Fantastic recently built end of terrace home within the stunning Old Brewery Development offering beautifully presented accommodation with a southerly terrace and parking.

The Property

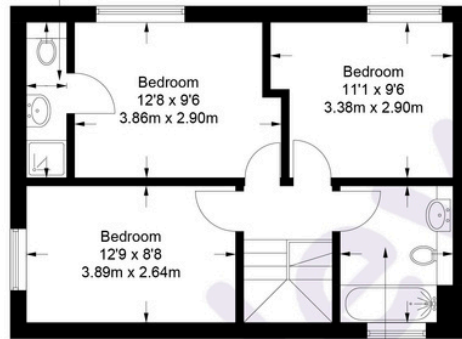
Beautifully presented throughout, this home offers superbly designed living space comprising, an 'L' shaped living area with Juliet balcony, patio doors opening out on to the sun trap of a south facing terrace. There is plenty of space for sofas, furniture and a table and chairs for six people. The luxury kitchen, with breakfast bar has plenty of cupboard space and integrated Bosch appliances including fridge/freezer, washing machine and dishwasher. There is also a very useful downstairs cloakroom. The upper floor offers three double bedrooms and family bathroom, the principal bedroom having an en-suite shower room. There is the remainder a the new build BLP warranty, underfloor heating, engineered oak floor, secure gated parking space, double glazing sash windows.

The Location

The property is located on Drove Road, at the junction of North Road. This delightful setting in Portslade old village provides access to local facilities, including a convenience store, fish and chip shop, cafe, local pubs, Portslade Village Green and gym. Also provides access to, Portslade Railway Station (1.1 miles), Holmbush Shopping Centre including Marks & Spencer superstore, Next, Tesco Extra (1.6 miles), Sainsburys Supermarket (1.1 miles), plenty of shops, cafes, bars on Boundary Road (1 mile) The A27 providing access east and west and on to the A23 (1.2 miles), Hove Lawns (2 miles).

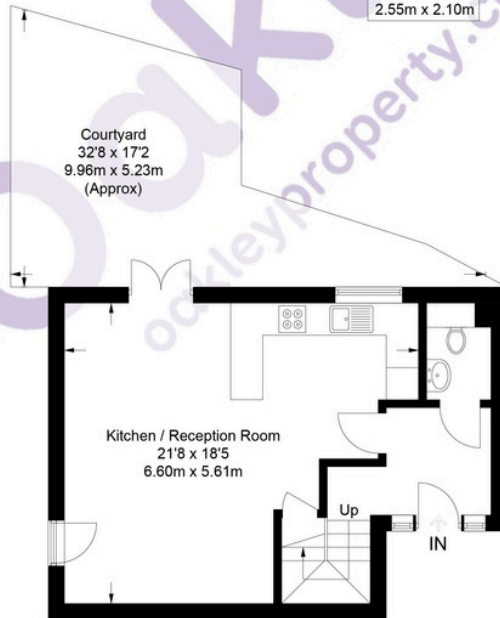


En Suite
9'6 x 2'6
2.90m x 0.75m



First Floor

Bathroom
8'4 x 6'11
2.55m x 2.10m



Ground Floor

Approximate Gross Internal Area = 920 sq ft / 85.0 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2023



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure Freehold
Council Tax Band D
TBC- Service Charge for Upkeep Of Parking Area



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