



Deacons Drive, Portslade, BN41 2FJ
£450,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£450,000

A delightful semi-detached three-bedroom house complete with excellent sized south-facing rear garden, front garden, and garage accessed from the rear of the property. Situated in this sought-after residential location close to all amenities, early and internal inspection is highly recommended.





Further Information

This attractive property is approached via a front garden with path to the entrance porch where a hardwood front door with glazed panels leads into the entrance hall. From here, there is a spacious lounge/diner with attractive bay window and laminate wood flooring, and an extended L-shaped kitchen featuring real wood countertops and a range of soft-close floor, drawer and wall-mounted units. The kitchen benefits from dual aspect lighting via double-glazed windows to the side and front, as well as double-glazed French doors leading to the southerly rear garden. These doors are complemented by an anti-glare glass-pitched roof that allows plenty of natural light into the space.

To the first floor, there is a spacious landing with stripped wooden flooring, three bedrooms, and a bathroom. From here, there is also access to the loft space which holds excellent potential for expansion, subject to the necessary consents.

To the rear of the property is an excellent sized garden, benefitting from a sought-after southerly aspect. A patio area extends from the rear of the house, leading to a lawn with mature flower and shrub borders and fruit trees. The garden also includes an external power socket, outside water tap, a pathway to the garage and hard standing, and a gate providing shared access to the front. The garage has an up-and-over door with a personal access door at the rear, leading directly to the garden.

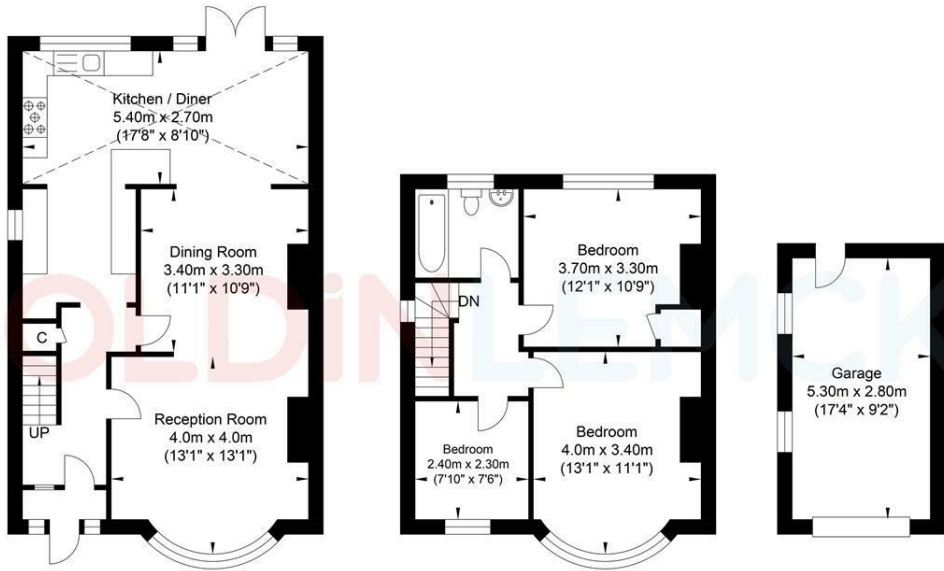
Located in the popular Foredown/Benfield area of Portslade, this property is conveniently close to local amenities, including Mill Lane shops, Sainsbury's Superstore, schools, and bus services to Brighton & Hove. Boundary Road, offering a range of high street shops and a mainline railway station, is approximately one mile away. Additionally, the A23/M23, providing direct access to Gatwick Airport and London, is easily accessible.



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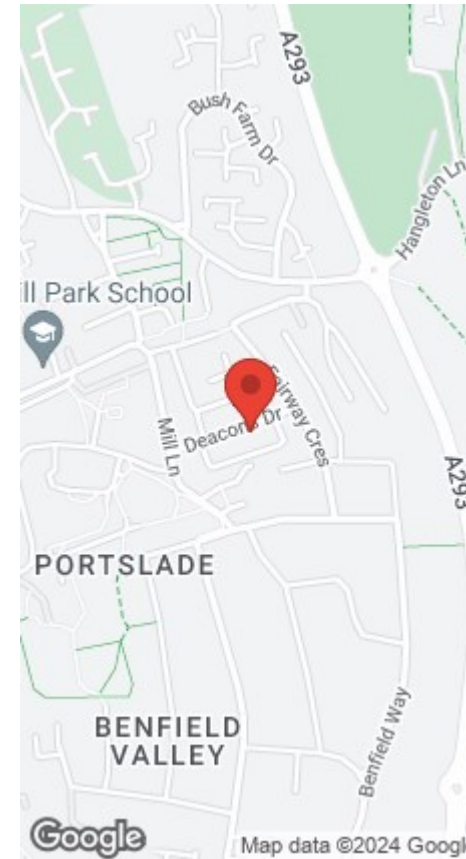


Ground Floor
Approximate Floor Area
607.08 sq ft
(56.40 sq m)

First Floor
Approximate Floor Area
432.27 sq ft
(40.16 sq m)

Garage
Approximate Floor Area
159.73 sq ft
(14.84 sq m)

Approximate Gross Internal Area = 111.40 sq m / 1199.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.