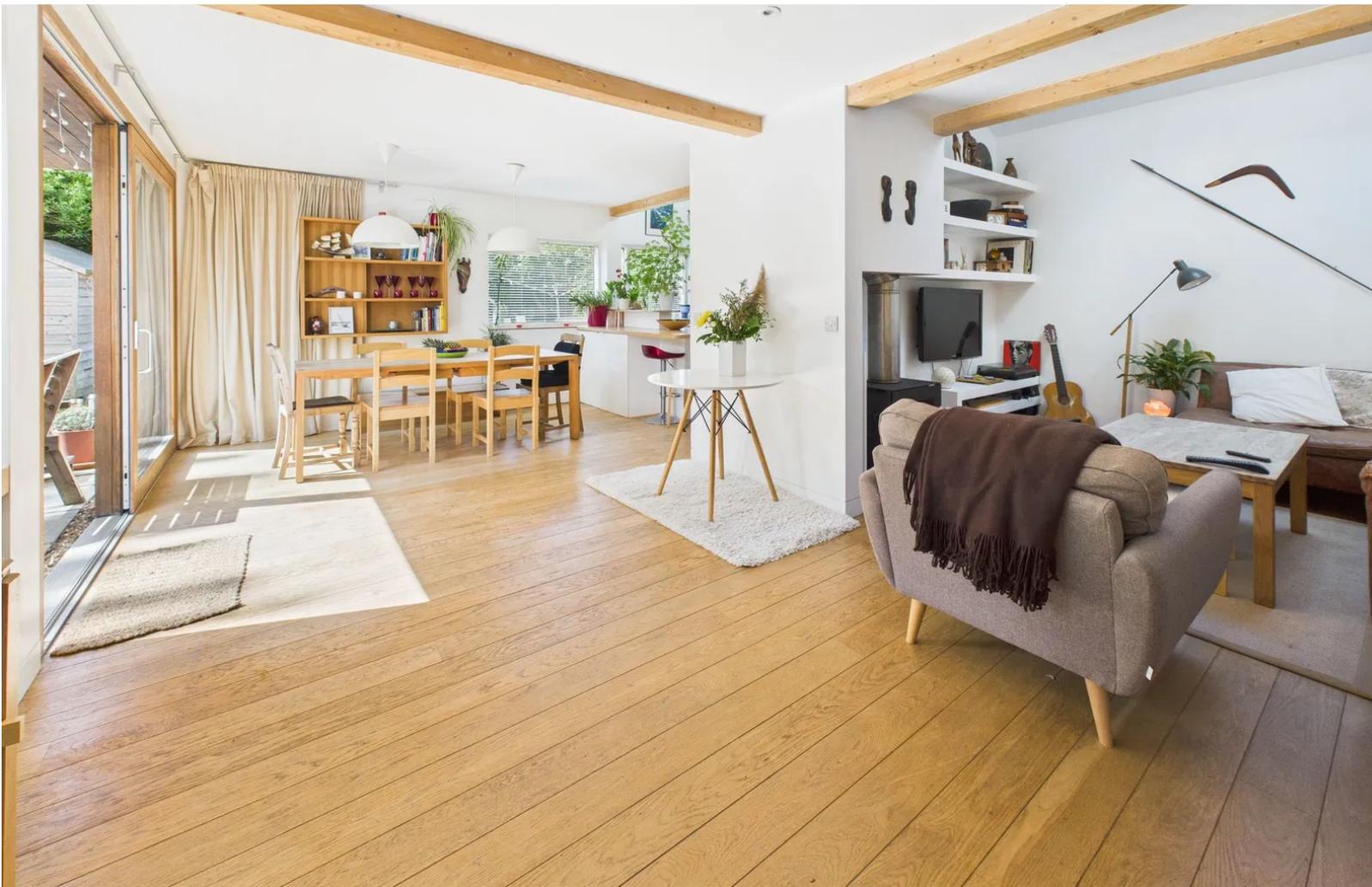




Jubilee Road, Portslade

Offers Over **£800,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Detached Four Double Bedroom Home
- Self Contained Detached Annexe
- Versatile Living Accommodation
- Ground Floor Wet Room And First Floor Bathroom
- Dual Aspect Main Bedroom
- Open Plan Lounge/Dining Room/Kitchen
- Wrap Around Sun Trap Rear Garden
- Off Road Parking For Multiple Vehicles
- Built in 2016
- Energy Efficient And Sustainably Built Eco Home

We are delighted to offer an opportunity to acquire this recently constructed unique four double bedroom detached Energy efficient, sustainably built Eco home with added benefit of detached self contained annexe, also having a wrap around garden and a wealth of off road parking.

Conveniently situated on level ground, having comprehensive shopping facilities available a short walk away in Boundary Road along with mainline Portslade Train station. Fishersgate train station is also a very short walk away. Sainsburys superstore/Argos is approximately 1 mile to the East which also leads onto the main A27/M23 and onto M25, The Holmbush Shopping Centre with Tesco/M&S & Next is also approximately one and a half miles away to the West.





EXPOSED PORCH Laid to paving, solid wood and part glazed private front door through to:-

SPACIOUS ENTRANCE HALL South aspect. Comprising door entryphone system, wooden framed floor to ceiling double glazed window with fitted blind, recessed spotlights, built in storage cupboard with hanging rail and shelving, solid wood flooring with underfloor heating, high level built in storage.

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN South and West aspect. Having under floor heating throughout.

Lounge area: Comprising high ceilings with wooden framed triple glazed Velux window, fitted wood burner with slate hearth, built in shelving, solid wood flooring, wooden framed double glazed window with fitted blind, built in desk area with single pendant light fitting over.

Dining area: Comprising wooden framed double glazed window with fitted blind, double glazed wooden sliding door leading out onto South facing side garden, two pendant light fittings, solid wood flooring.

Kitchen area: Comprising wooden framed double glazed window with fitted blind, high ceilings with wooden framed triple glazed Velux window, solid wood work surfaces with cupboards below and eye level cupboards above, inset five ring gas hob with extractor fan over, inset oven with storage above and below, inset stainless steel sink unit with drainer board and mixer tap, space and provision for appliances include fridge/freezer and dishwasher. Breakfast bar with seating for three with storage cupboard under with housing for appliance, built in storage cupboard with hanging rail and shelving, further cupboard housing under floor heating manifold, solid wood flooring.

WET ROOM North aspect. Comprising wooden framed double glazed window, integrated shower with rainfall shower head over, hidden cistern low flush wc, wall mounted hand wash basin with mixer tap, ladder style heated towel rail, recessed spotlights, extractor fan, mirror with fitted light, high level shelving, under floor heating.

BEDROOM THREE East aspect. Comprising wooden framed double glazed window with fitted blinds, wall mounted light fitting, solid wood flooring with under floor heating, built in wardrobe cupboards.

BEDROOM FOUR East aspect. Comprising wooden framed double glazed window with fitted blinds, wall mounted light fitting, recessed desk/dressing table area with built in shelving over, fitted storage cupboards, solid wood flooring with under floor heating.

FIRST FLOOR LANDING South aspect. Comprising wooden framed double glazed window, built in airing cupboard with hanging rail and shelving.

FAMILY BATHROOM North aspect. Comprising wooden framed double glazed window, panel enclosed bath with integrated shower and shower attachment, hidden cistern low flush wc, wall mounted hand wash basin with mixer tap, ladder style heated towel rail, built in mirrored storage cupboard housing combination Worcester Boiler and solar hot water system and heat recovery system, recessed spotlights, fitted mirrors with lighting, extractor fan.

DUAL ASPECT BEDROOM TWO South and East aspect. Comprising wooden framed double glazed window with fitted blind, obscure glass wooden framed double glazed window, triple glazed Velux window, carpeted flooring, two eaves storage cupboards, built in storage cupboard with hanging rail, further built in storage in recess, built in floating in desk/dressing table.

DUAL ASPECT BEDROOM ONE South and West aspect. Comprising obscure glass wooden framed double glazed window, wooden framed double glazed window with fitted blind, triple glazed Velux window, two built in storage cupboards with hanging rails and shelving, carpeted flooring, bespoke built in bed, headboard and hidden foldaway side tables, built in storage, built in floating desk/dressing table.

SEPERATE ANNEXE Having solar panels on the roof. The annexe is accessed from the garden, via double doors leading into:-

MEZZANINE KITCHEN / DINING AREA Comprising wall mounted door entryphone, skylight, solid wood flooring, solid wood worksurfaces with cupboards below and matching eye level cupboards, inset three ring electric hob with oven below and extractor fan over, single drainer stainless steel sink unit with mixer tap, space and provision for under counter fridge, recessed spotlights, built in storage cupboard with hanging rail and shelving having space and provision for washing machine, steps down to:-

LOUNGE / BEDROOM AREA North aspect. Comprising wooden framed double glazed window with fitted blind, recessed spotlights, bespoke fitted hidden bed on rollers, built in storage, wood burner with slate hearth.

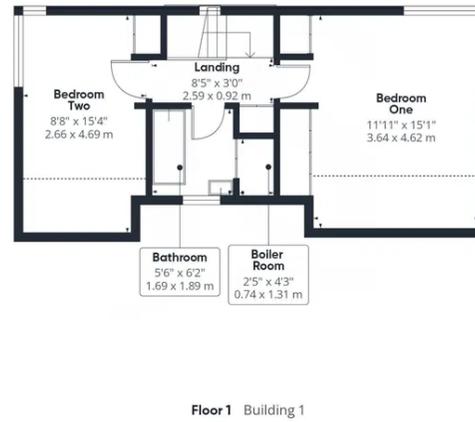
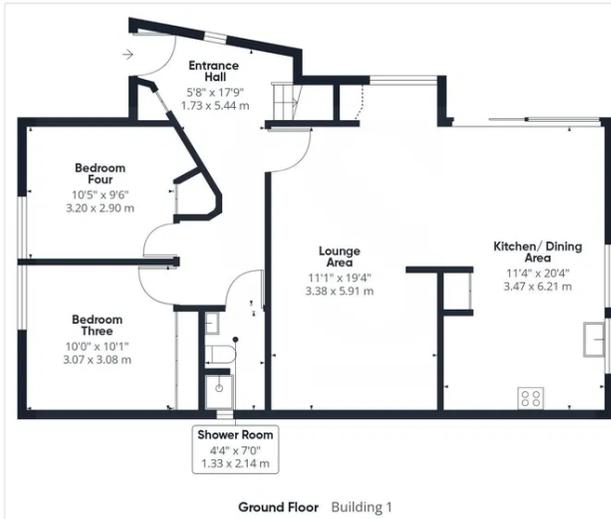
WET ROOM West aspect. Comprising obscure wooden framed double glazed window, integrated shower attachment, inset hand wash basin with mixer tap, hidden cistern low flush wc, extractor fan, recessed spotlights.

FRONT GARDEN Wooden gates leading to resin pebbled area affording off-road parking for two vehicles (inside the gates) further parking available in front of the gates, double doors leading to separate annexe, outside light, External wood store and bike store, lean to storage to side, large shingle area with paved pathway leading to front door, level ground surrounding the property providing access to the whole of the ground floor. Various mature tree and plants benefitting from being fully fence and wall enclosed.

SOUTH FACING SIDE GARDEN Stepping out onto large paved patio area having various mature tree and plant borders, external recess spotlights.

WEST FACING REAR GARDEN Large lawned area having various mature shrub, tree and plant borders, timber built storage shed.

** Further information regarding the energy efficiency and materials used for the build are available on request.



Approximate total area⁽¹⁾
 1631 ft²
 151.9 m²

Reduced headroom
 76 ft²
 7 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.