



**Hurst Crescent, Portslade**

Offers Over **£475,000**

**JS**  
Jacobs Steel



**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Modern Extended Kitchen/Dining Room With Vaulted Ceilings
- Spacious Separate Lounge
- Ground Floor Utility Room/Wc
- West Facing Rear Garden
- Open Plan Dining Room
- Off Road Parking For Two Vehicles
- Good School Catchment Area
- Situated On Level Ground
- Double Glazed Windows

Installed Approximately 1 Year Ago

We are delighted to offer for sale this beautifully presented three bedroom mid terraced house situated within this popular residential location.

Situated near various amenities including Fishersgate, Portslade and Southwick Railway Stations that offer links to Brighton, Hove and London. Brighton and Hove Buses offer links to surrounding areas of Shoreham, Southwick and Brighton & Hove. A range of shopping facilities, restaurants and bars can be found in Boundary Road just under a mile away to the East, whilst other local shops can be found in Southwick Square approximately 1.2 miles to the West.





**COVERED STORM PORCH** Pvcu double glazed door through to:-

**ENTRANCE HALL** Comprising engineered oak wood flooring, obscured glass pvcu double glazed window, radiator, picture rail, understairs storage cupboard.

**GROUND FLOOR WC/UTILITY ROOM** Comprising hand wash basin with vanity unit below, low flush wc, ceramic flooring, wall mounted heated towel rail, shelving, provision for washing machine, space for fridge/freezer, sunken spotlights.

**LOUNGE** East aspect. Comprising pvcu double glazed window with fitted blind, radiator, carpeted flooring, feature fireplace.

**OPEN PLAN DINING ROOM** Comprising ladder style wall mounted radiator, ceramic tiled flooring, sunken spotlights.

**OPEN PLAN KITCHEN/DINER** West aspect with vaulted ceiling. Comprising pvcu double glazed window, three pvcu double glazed velux windows with fitted blinds, granite work surfaces with cupboards below, matching eye level cupboards, inset four ring induction with extractor fan over, matching integrated appliances include oven/microwave and separate oven, dishwasher and fridge/freezer. Part tiled splashbacks, one and a half bowl inset sink unit with contemporary mixer tap, double glazed aluminium framed bi-folding doors with integral blinds, ceramic tiled flooring, integrated wine rack, sunken spotlights.

**FIRST FLOOR LANDING** Comprising loft hatch access with pull down ladder being fully boarded having power and lighting. Picture rail.

**BEDROOM ONE** East aspect. Comprising pvcu double glazed window with fitted blind, radiator, picture rail, matching fitted wardrobes with hanging rail and shelving.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, radiator.

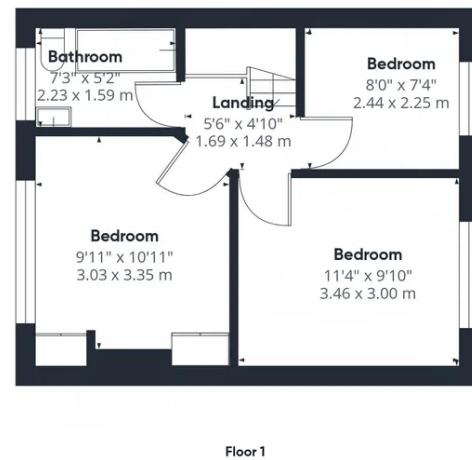
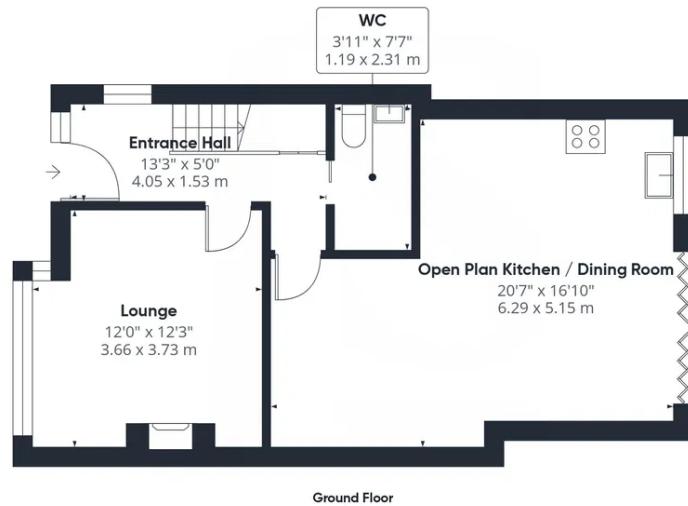
**BEDROOM THREE** West aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, picture rail.

**MODERN BATHROOM** East aspect. Comprising smoked glass pvcu double glazed window, pedestal hand wash basin, low flush wc, panel enclosed bath with shower attachment over, part tiled walls, wall mounted heated towel rail, extractor fan.

**FRONT GARDEN** Block paved area affording off road parking, storage cupboard.

**WEST FACING REAR GARDEN** Ceramic tiled patio leading onto lawned area having various shrub and plants borders, palm tree, two timber built sheds, gate to rear access, outside tap.





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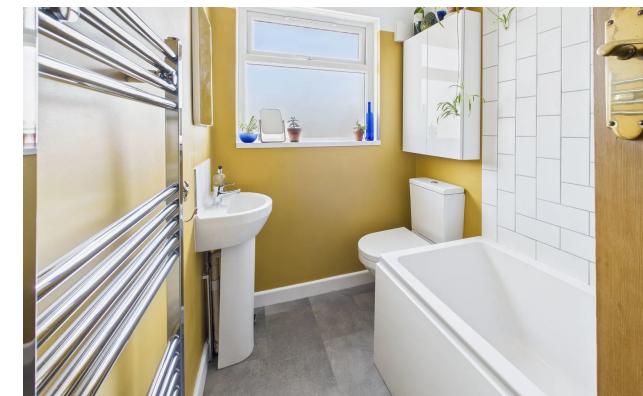
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Approximate total area<sup>(1)</sup>  
878 ft<sup>2</sup>  
81.6 m<sup>2</sup>

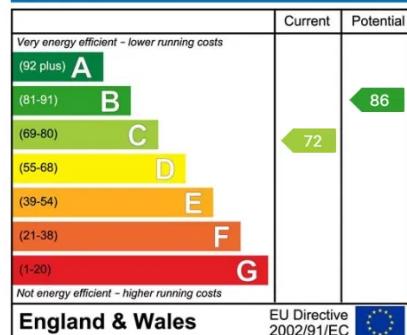
(1) Excluding balconies and terraces.

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



Whilst we endeavour to make out properties 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 purpose 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.