

Hillside, Portslade

Offers Over **£475,000**

Jacobs | Steel









Property Type: Chalet

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Three Double Bedrooms
- Potential To Extend (STNPC)
- Off Street Parking For Multiple Vehicles
- Large Accessible Loft Space
- Generously Sized South/West Facing Rear Garden
- No Onward Chain
- Popular Portslade Location
- Two Reception Rooms
- Single Story Rear Extension & Loft Room

We are delighted to offer for sale this spacious three bedroom semi detached bungalow in this popular Portslade location.

Situated in a popular residential location being within comfortable reach of local shops, schools for all age groups and Portslade railway station with links to London & Brighton. Local leisure facilities can be found at Portslade Community College whilst bus services into Brighton and Hove City Centre or into Shoreham Town Centre run regularly near by. A short drive away there is a Sainsburys Superstore plus access on to the A23/A27 by pass.





Pvcu double glazed front door with leaded and frosted glass through to:-

ENTRANCE HALL North/East aspect. Comprising, recessed spotlights, coving, laminate flooring, radiator, loft hatch access, two storage cupboards benefiting from shelving and hanging rails.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed bay window, radiator, single light fitting with directable spotlights, fitted wardrobes with hanging rails and shelving, fitted vanity unit with mirror and two wall lights, coving.

DUAL ASPECT BEDROOM TWO North/East and North/West aspects. Comprising pvcu double glazed windows, radiator, coving, contemporary style light, carpeted flooring.

DOWNSTAIRS WC West aspect. Comprising pvcu double glazed obscure glass window, low flush WC, wall-mounted hand wash basin, recessed spotlights, fully tiled walls, vinyl flooring.

BATHROOM West aspect. Comprising pvcu double glazed obscure glass window, panel-enclosed bath with wall-mounted shower attachment and chrome mixer tap, recessed spotlights, fully tiled walls, freestanding vanity unit with hand wash basin and storage beneath, radiator.

DUAL ASPECT KITCHEN South and West aspect. Comprising pvcu double glazed window with fitted roller blind, pvcu double glazed obscure glass door leading out on to rear garden, recessed spotlights, oak-effect beams to ceiling, roll-edge laminate work surfaces with cupboards below and matching eye-level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap and drainer board, wall-mounted Worcester boiler, four-ring electric hob with integrated Neff oven below and Hotpoint stainless steel extractor fan over, space and provision for washing machine, slimline dishwasher and fridge/freezer. Radiator, fully tiled walls, low-level breakfast bar with serving hatch opening through to:-

TRIPLE ASPECT SUN ROOM / DINING ROOM East, West and South aspects. Comprising pvcu double glazed windows, pvcu double glazed French doors leading to large rear garden, coving, radiator, decorative tiled flooring, wall-mounted lighting.

LOUNGE South/West aspect. Comprising aluminium-framed double glazed doors leading to dining room, picture rail, contemporary light fitting, feature gas fireplace with marble-effect hearth and wooden paneled surround, radiator, laminate flooring.

FIRST FLOOR LANDING Comprising coving, recessed spotlight, access to eaves providing a useful loft space with potential for further extension (STNPC).

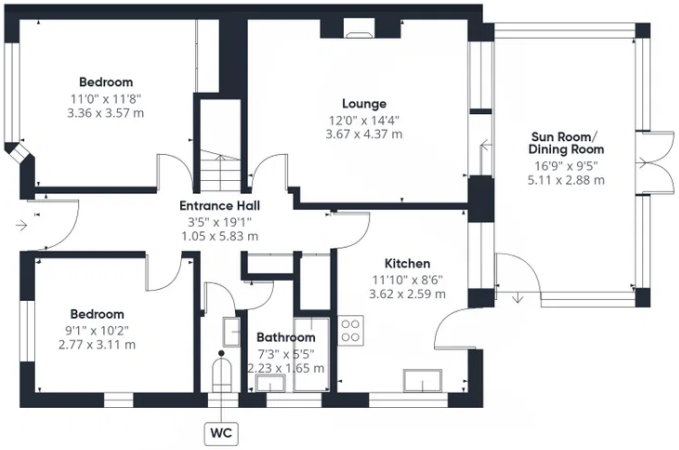
BEDROOM THREE South/West aspect benefiting from distant sea views and views directly over the rear garden. Comprising pvcu double glazed window, radiator, directable spotlights, fitted wardrobe with hanging rails and shelving, carpeted flooring.

FIRST FLOOR WC Comprising low flush wc, pedestal hand wash basin with individual chrome taps, fully tiled walls, recessed spotlights.

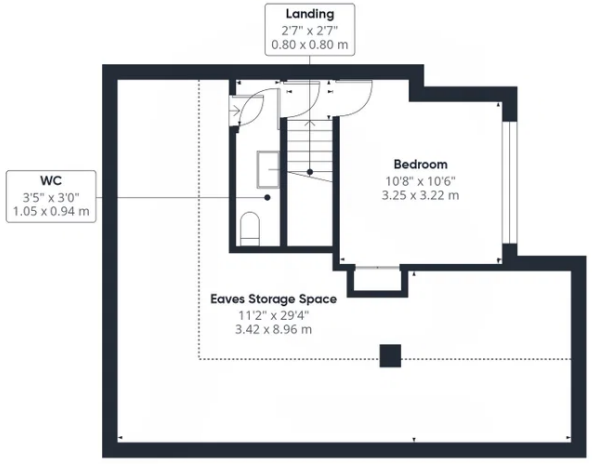
LARGE SOUTH/WEST FACING REAR GARDEN Stepping out onto paved patio area leading to a large lawned area with a pathway leading to a raised decked area having mature shrub, tree and plant borders. Further secluded garden area benefiting from a hardstanding greenhouse and detached summer house. In-built raised pond, gate to side access.

FRONT GARDEN Block-paved driveway providing off-road parking for multiple vehicles, dwarf walls, access to front garage.

BRICK BUILT GARAGE Having an up and over door, window and door through to rear garden. Benefitting from power and lighting.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

1406 ft²

130.8 m²

Reduced headroom

259 ft²

24.1 m²

(1) Excluding balconies and terraces

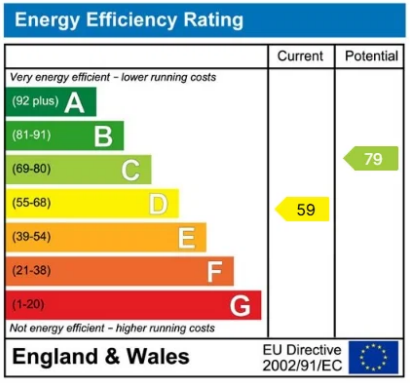
Reduced headroom ..... Below 5 ft/1.5 m

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

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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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made 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.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

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