

Easthill Drive, Portslade, East Sussex BN41 2FD
Offers In Excess Of £475,000 Freehold



- Extended Semi
- Three Bedrooms
- Lounge
- Feature Kitchen/Dining Room
- Bathroom & Shower Room
- Well maintained Rear Garden
- Private Drive
- Excellent Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(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	

an EXTENDED SEMI DETACHED house that is BEAUTIFULLY PRESENTED and offered in excellent order throughout. THREE BEDROOMS, lounge, FEATURE 22 FT X 19 FT OPEN PLAN KITCHEN DINING ROOM, utility room, BATHROOM & SHOWER ROOM, landscaped and well stocked rear garden, PRIVATE DRIVE

COVERED PORCH
frosted upvc double glazed front door to

ENTRANCE HALL
stairs to the first floor, radiator, understairs cupboard, dado rail with wood panelling under, engineered wood flooring, coving, inset downlighters, frosted upvc double glazed window

LOUNGE
12'10 x 11'7 (3.91m x 3.53m)
feature fire place with inset gas 'real flame' fire, shelving built into the recess, radiator, coving, upvc double glazed window

KITCHEN/DINING/FAMILY ROOM
22'3 x 19'4 (6.78m x 5.89m)
a great space, open plan and very well arranged as a kitchen, dining and sitting area and comprising of an inset sink unit, adjacent working surfaces, a comprehensive range of base and eye level units, INTEGRATED DISHWASHER, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, island unit with an INSET FOUR RIND GAS HOB, a range of cupboards and drawers and generous working surface including a breakfast area, ample space for a table, contemporary wall mounted radiator, engineered wood flooring, inset down lighters

SITTING AREA
contemporary wall mounted radiator, skylight and upvc double glazed window, inset downlighters, Bi-Fold doors to the garden

UTILITY ROOM
6'4 x 4'7 (1.93m x 1.40m)
fitted working surface with space and plumbing for a washing machine and space for tumble dryer under, extractor fan, inset downlighters, frosted upvc double glazed window

SHOWER ROOM
comprising of a tiled shower cubicle with folding glass door, contemporary wash hand basin with drawers under, low level wc, ladder style heated towel rail, inset down lighters, frosted upvc double glazed window

FIRST FLOOR LANDING
frosted upvc double glazed window, dado rail with wood panelling under, built in airing cupboard housing a gas fired boiler and linen shelves, loft access via a retractable loft ladder, coving, doors to

BEDROOM ONE
11'8 x 10'4 (3.56m x 3.15m)
fitted wardrobes with additional shelving and five doors, radiator, coving, upvc double glazed window

BEDROOM TWO
13'7 x 9'10 (4.14m x 3.00m)
fitted wardrobe with cupboard over, coving, upvc double glazed window

BEDROOM THREE
8'11 x 8'10 (2.72m x 2.69m)
radiator, coving, upvc double glazed window

BATHROOM
white suite comprising of a panelled bath with a separate overhead shower and folding shower screen, pedestal wash hand basin, low level wc, tiled walls, tiled floor, ladder style heated towel rail, electric extractor fan, frosted upvc double glazed window

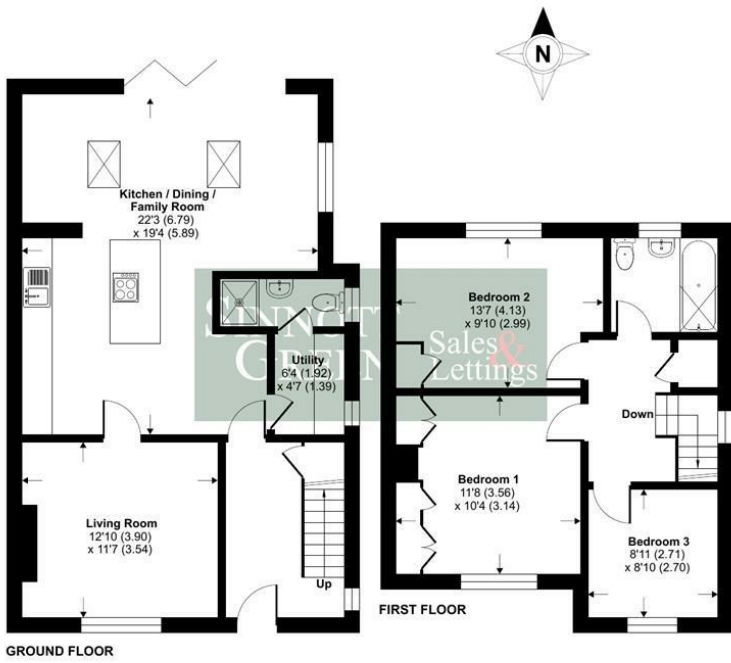
REAR GARDEN
beautifully presented with a neat paved patio adjacent to the house, an area of well kept lawn, various well stocked flower and shrub beds, two raised planting boxes, side gate, screened by panel fencing and mature trees and shrubs, outside lighting with an internal switch

PRIVATE DRIVE
with convenient side by side parking and stone laid flower and shrub beds, outside sensor lights with an internal switch

THE LOCATION
in a popular road close to Easthill Park and Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



Easthill Drive, Portslade, Brighton, BN41
Approximate Area = 1188 sq ft / 110.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2020. Produced for Simot Green. REF: 1481720