



Hawthorn Way, Portslade

Offers Over **£450,000**





Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Four Bedrooms
- Off Street Parking
- Open Plan Kitchen/Lounge/Diner
- Recently Refurbished Throughout
- Outdoor Lounge/Entertaining Room
- South Facing Rear Garden
- Popular Portslade Location
- Built in Cold Plunge
- Garden Room / Office

We are delighted to offer for sale this well presented extended four bedroom semi detached house in this popular North Portslade location

Situated just North of Portslade Village having a nearby shopping parade, along with bus services providing access to surrounding areas and into Brighton. Further shopping facilities can be found within a short walk in Portslade Old Village whilst a more comprehensive range of shopping facilities and amenities can be found at Station/Boundary Road and along with the mainline Railway Station.





Obscure glass double glazed composite front door through to:-

ENTRANCE HALL West aspect. Comprising pvcu double glazed window, single light fitting, wall mounted light, wall mounted electric heater, wood effect lvt flooring.

DOUBLE ASPECT LOUNGE/BEDROOM FOUR North and West aspect. Comprising two pvcu double glazed windows, with fitted contemporary shutters, wall mounted radiator, single light fitting, recessed shelving with storage cupboard below, fitted contemporary full width storage cupboards, understairs cupboard housing fusebox and meters.

GROUND FLOOR BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, fully tiled walls, walk in shower with rainfall shower head and additional shower attachment, contemporary panel enclosed bath, low flush wc, contemporary wall mounted hand wash basin with vanity unit below, wall mounted led mirror, spotlights, extractor fan, heated towel rail.

OPEN PLAN LOUNGE/DINER/KITCHEN

Lounge Area: Comprising recessed spotlights, wall mounted radiator, wood effect lvt flooring, opening to:-

Dining Area: South/East aspect. Comprising aluminum framed bi-folding doors with distant sea views out to rear garden, wood effect lvt flooring, recessed spotlights.

Kitchen Area: South/East aspect. Comprising pvcu double glazed window with distant sea views, recessed spotlights, wall mounted electric radiator, contemporary fitted base and eye level cupboards, concrete effect square edge laminate work surface with tiled splash backs, inset one and a half bowl Lamona sink unit with drainer and chrome mixer tap, integrated appliances include Bosch microwave oven, Indesit washing machine, Hoover tumble dryer, Blomberg full size dishwasher, two integrated Bosch ovens, Bosch induction four ring electric hob and extractor fan over, full size fridge and full size freezer. Breakfast bar area with seating for two, wood effect lvt flooring.

FIRST FLOOR LANDING Comprising carpeted flooring, loft hatch access, built in cupboard.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted contemporary shutters, radiator, single light fitting, carpeted flooring, built in storage cupboard with power, lighting and hanging rails. Built in white gloss wardrobes.

BEDROOM TWO South/East aspect. Comprising pvcu double glazed window with fitted contemporary shutters benefitting from distant sea views, carpeted flooring, radiator, recessed light.

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window with fitted contemporary shutters, benefitting from distant sea view, radiator, single light fitting, carpeted flooring, built in storage cupboard.

FRONT GARDEN Laid to decorative stone shingle and off road parking.

SIDE ACCESS Having decorative stone shingle, storage cupboard, gate to front.

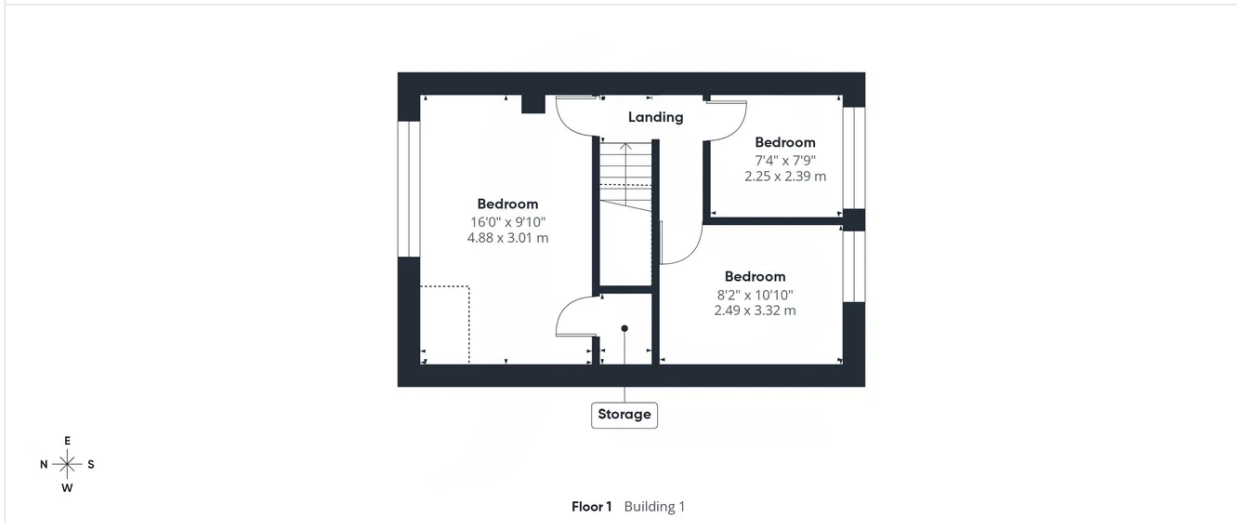
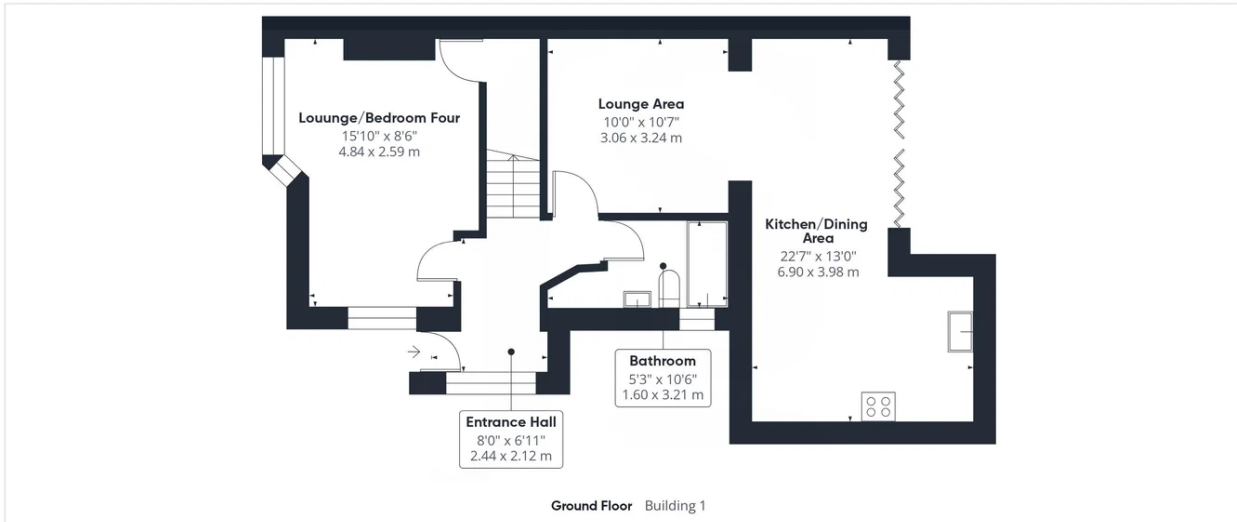
SOUTH/EAST REAR GARDEN Raised patio area with stone effect porcelain tiles, brick built outdoor kitchen area with concrete worktop, built in plunge pool, steps leading down to lawned area.

GARDEN ROOM

OFFICE AREA: Pvcu double glazed double doors out to rear garden, built in storage units having marble effect laminate work surface over, matching wall mounted units, power points, recessed lighting, further storage cupboard having recessed lighting also housing fuseboard.

OPEN PLAN LOUNGE/STUDIO with tiled flooring, power points, tv point and recessed lighting.





Approximate total area⁽¹⁾
828 ft²
76.9 m²

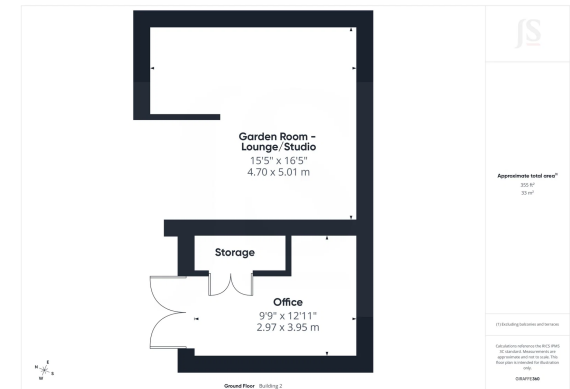
Reduced headroom
13 ft²
1.2 m²

(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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Approximate total area⁽¹⁾
223 ft²
20.7 m²

(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.

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Whilst we endeavour to make our property 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.