

34 Locks Hill

Portslade BN41 2LB

Asking Price Of £390,000

- THREE BEDROOM FAMILY HOME
- WEST FACING GARDEN WITH REAR ACCESS
- MODERN KITCHEN
- NEW UPVC DOUBLE GLAZED WINDOWS

- RECENTLY REPLASTERED
- CLOSE TO AMENITIES
- HARDSTANDING TO FRONT
- RECENTLY REWIRED ELECTRICS

Whitlock & Heaps are delighted to present to market this three-bedroom family home boasting a kitchen diner with separate living room. The house is in good order throughout, benefitting from a sunny westerly facing rear garden and a hardstanding to the front and parking on a first come first served basis to the rear. A particular bonus to the house is a long garden with rear access, adding a potential for renting a room at the bottom of the garden with its own access.

Bus routes operate locally making public transport throughout the city simple. You are very close to Portslade Old Village, with its parks, cafés and pubs. The A27 is also a short distance away making transport out of the city easy. Portslade mainline train station is also relatively near for commutes out of the town.

ENTRANCE HALL Radiator, understairs storage housing electrics, space for washing machine and tumble dryer.

KITCHEN Incorporating bowl sink with mixer taps, vinyl work surfaces with cupboards below and matching eye level cupboards, fitted dishwasher and fridge freezer, four ring electric hob with oven below and extractor above, adjacent breakfast bar on to dining area, UPVC double glazed windows.

DINING ROOM Fireplace with wooden surround and tiled hearth, cupboard housing Ideal gas fired boiler with separate storage below and to side. Another cupboard for storage, UPVC double glazed doors onto Westerly facing rear garden.

LIVING ROOM Fireplace, bay sash window with stain glass above, radiator.

LANDING Loft hatch above, airing cupboard, radiator. Loft space with electrics.

BEDROOM Fireplace, fitted wardrobe, radiator, UPVC double glazed window overlooking garden.

BEDROOM Fireplace, UPVC double glazed window overlooking front, radiator.

BEDROOM UPVC double glazed window overlooking front, radiator.

BATHROOM Comprising panelled bath with shower over, vanity wash hand basin, heated towel rail, UPVC double glazed frosted windows, low level w.c.

OUTSIDE

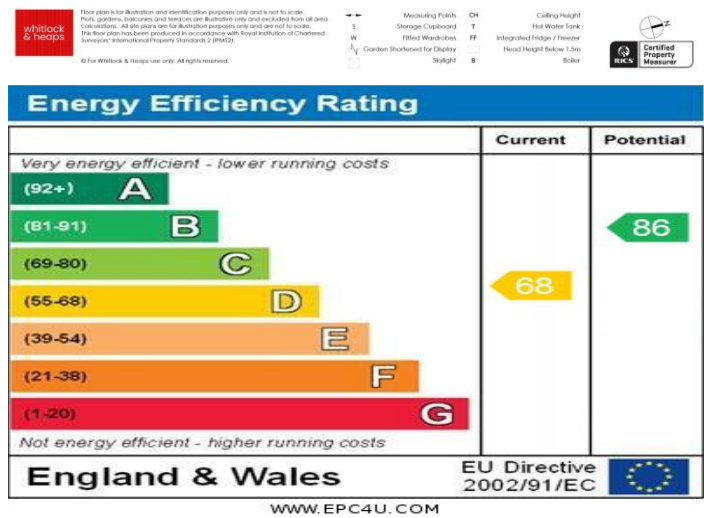
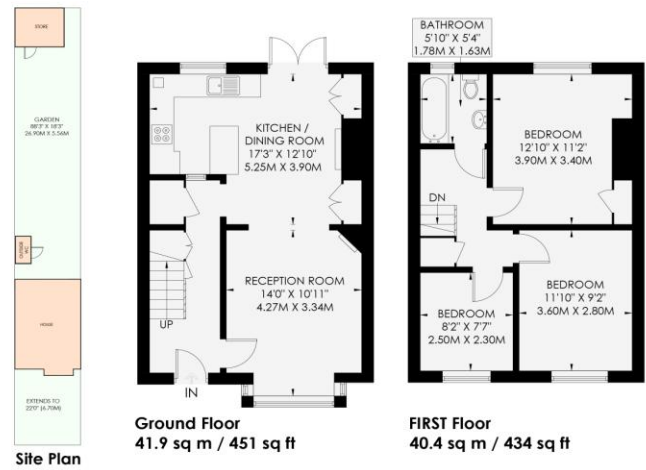
REAR GARDEN Being brick paving to front with outdoor w.c, rear being mature shrubberies with a pear, grape, cherry and apple tree to name a few. Shed to rear with gate for rear access. Parking to rear on a first come first served basis which is unofficial.

FRONT GARDEN Concrete hardstanding with path to front door.

Council Tax Band C as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

LOCKS HILL
PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
82.3 sq m / 885 sq ft



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