



Foredown Drive, Portslade

Guide Price **£550,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Through Lounge/Diner
- Good Size Sun Room
- Four Bedrooms
- Ensuite Shower Room
- Off Street Parking
- Brick Built Garage
- Family Bathroom
- Popular Location Close To Easthill Park and Victoria Park
- Walking Distance To Portslade Station
- Ground Floor Wc/Utility Room

We are delighted to offer for sale this well extended four bedroom semi detached family house benefitting from off street parking and a brick built garage.

Situated in the popular Foredown/Benfield area of Portslade close to West Hove, benefitting from being within 200 meters of access to Easthill Park (via Park Close) with other local parks such as Victoria Park also being nearby. Public transport can also be found closeby with bus routes at the bottom of Foredown Drive leading to Brighton & Hove or to Shoreham Town Centre to the East and West respectively, and Portslade Railway Station being approximately a 15 minute walk away to the South. Schools for all age groups are within the area as are local shops and leisure facilities in Portslade Community College. More comprehensive shopping facilities can be found in Boundary Road and approximately 3/4 of mile away there is a Sainsburys Superstore including Argos. Hove Lagoon is in close proximity providing watersports, cafes, play parks and direct access to the seafront.





DOUBLE ASPECT STORM PORCH Comprising two pvcu double glazed windows, tiled flooring, coving, door through:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, understairs storage cupboard, radiator, coving.

GROUND FLOOR DOUBLE ASPECT WC/UTILITY ROOM Comprising two smoked glass pvcu double glazed windows, sideboard with cupboards under, pedestal hand wash basin, airing cupboard with slatted shelving also housing Vaillant boiler, fully tiled walls, coving.

EXTENDED DOUBLE ASPECT KITCHEN/BREAKFAST ROOM North/East and South/East aspect. Comprising two pvcu double glazed windows, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, space for Range cooker, space for oven/cooker, space for American style fridge/freezer, tiled flooring, provision for dishwasher, coving, pvcu double glazed slide door through to:-

LOUNGE THROUGH DINING ROOM East and West aspect.

Open plan Lounge area. Comprising pvcu double glazed bay window, radiator, feature fireplace having an inset fitted wood burner with tiled hearth and attractive surround, coving, opening to:-

Open plan Dining area. Comprising aluminium framed double glazed slide door through to Sun Room, radiator, coving.

WELL EXTENDED DOUBLE ASPECT SUN ROOM East and North aspect. Comprising smoked glass pvcu double glazed window, two further pvcu double glazed windows, radiator, roll edge laminate work surface with cupboards below, inset single drainer sink unit, provision for washing machine, coving, cupboard with shelving, tiled flooring, pvcu double glazed window and doors leading out onto rear garden.

FIRST FLOOR SPLIT LEVEL LANDING Comprising loft hatch access, overstairs storage cupboard with shelving.

BATHROOM East aspect. Comprising smoked glass pvcu double glazed window with fitted roller blind, panel enclosed bath having an integrated shower over, radiator, low flush wc, coving, pedestal hand wash basin.

BEDROOM ONE West aspect. Comprising pvcu double glazed bay window, recessed shelving, engineered oak wood flooring, radiator, coving, built in wardrobe with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, radiator, coving, matching fitted wardrobes with built in dressing table.

DOUBLE ASPECT ENSUITE BEDROOM THREE West and North aspect. Comprising two pvcu double glazed windows, radiator, coving, door to:-

ENSUITE SHOWER ROOM Comprising pvcu double glazed window, low flush wc, pedestal hand wash basin, shower cubicle being fully tiled having a Aqualstream wall mounted electric shower. Fully tiled walls, coving, wall mounted heated towel rail, extractor fan.

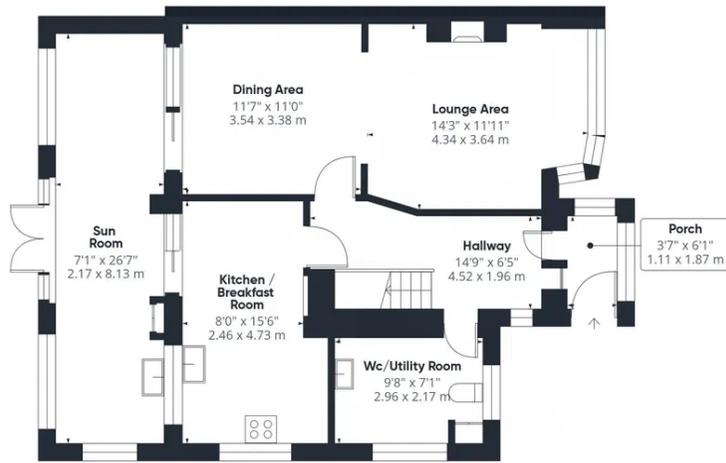
BEDROOM FOUR West aspect. Comprising pvcu double glazed window, radiator, coving,

FRONT GARDEN Paved walk way onto large paved area having various shrub and plant borders, being dwarf wall enclosed, wall mounted light

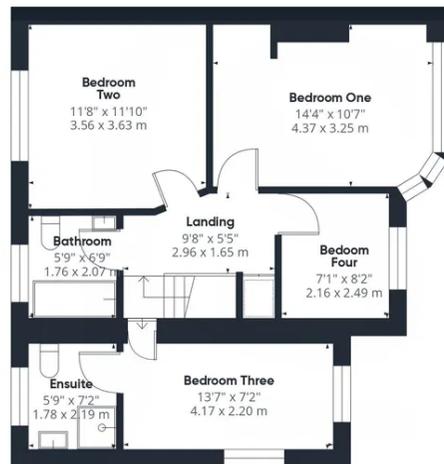
REAR GARDEN Large paved area with paved walkways, having various shrub, tree and plant borders, inset garden pond, three wall mounted lights, gate to side access, timber built shed, greenhouse, pvcu double glazed door through to garage.

OFF STREET PARKING & BRICK BUILT GARAGE Benefitting from having a tiled pitched roof and motorised up and over door, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1387 ft²
 128.8 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our 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 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.